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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Monday, April 1, 2013

9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5059
APPLICANT:	US BANK
PARCEL NO.:	3582 066
PARCEL ADDRESS:	0441 0443 CASTRO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,395,351.00
APPLICANT'S OPINION:	\$697,676.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board



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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4806
APPLICANT:	RITZ CAMERA & IMAGE
PARCEL NO.:	2011207548
PARCEL ADDRESS:	2016 MARKET ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$175,306.00
APPLICANT'S OPINION:	\$19,554.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4808
APPLICANT:	TESTWUIDE, ANDREW
PARCEL NO.:	2011650906
PARCEL ADDRESS:	E050
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$60,827.00
APPLICANT'S OPINION:	\$35,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4809
APPLICANT:	BOK, ARIE
PARCEL NO.:	2011650641
PARCEL ADDRESS:	0000,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$24,542.00
APPLICANT'S OPINION:	\$3,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4812
APPLICANT: MADISON GRAHAM COLORGRAPHICS INC.
PARCEL NO.: 2011201968
PARCEL ADDRESS: 0888 TENNESSEE ST, 1921
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$4,747,777.00
APPLICANT'S OPINION: \$3,220,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4814
APPLICANT: XEROX CORPORATION
PARCEL NO.: 2011200892
PARCEL ADDRESS: VARIOUS LOCATIONS,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$18,264,586.00
APPLICANT'S OPINION: \$17,695,003.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4817
APPLICANT: LOWES HIW INC.
PARCEL NO.: 2011210766
PARCEL ADDRESS: 0491 BAYSHORE BLVD,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$3,371,487.00
APPLICANT'S OPINION: \$1,671,200.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4818
APPLICANT: DELOS REYES, NANCY
PARCEL NO.: 2011207585
PARCEL ADDRESS: 1501 B SLOAT BLVD,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$155,968.00
APPLICANT'S OPINION: \$5,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4858
APPLICANT: US BANK/US BANK
PARCEL NO.: 3582 066
PARCEL ADDRESS: 0441 0443 CASTRO ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,405,856.00
APPLICANT'S OPINION: \$702,928.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4859
APPLICANT: POLITO, MATT
PARCEL NO.: 2616 026
PARCEL ADDRESS: 1560 MASONIC AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,356,940.00
APPLICANT'S OPINION: \$1,237,920.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5221
APPLICANT: LOUIE, DAVID
PARCEL NO.: 1823 001
PARCEL ADDRESS: 2501 2503 JUDAH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,539,666.00
APPLICANT'S OPINION: \$993,942.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5222
APPLICANT: LOUIE, DAVID
PARCEL NO.: 1823 054
PARCEL ADDRESS: 2505 2509 JUDAH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,640,390.00
APPLICANT'S OPINION: \$1,058,286.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5223
APPLICANT: BIGELOW HOLDINGS, LLC
PARCEL NO.: 5237 033
PARCEL ADDRESS: 1275 EVANS AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,598,994.00
APPLICANT'S OPINION: \$1,676,721.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, April 1, 2013, at 9:30 a.m.

Present: Scott Spertzel, Meg Ruxton and Mervin Conlan

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicant for change in the assessed valuation of property affecting 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-4814	Xerox Corporation	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-4806	Ritz Camera & Image	Denied-No Show
2011-4809	Arie Bok	Denied-No Show
2011-4818	Nancy Delos Reyes	Denied-No Show
2011-4859	Matt Polito	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-5059	US Bank	Withdrawn
2011-4808	Andrew Testwuide	Withdrawn
2011-4812	Madison Graham Colorgraphi	Postponed
2011-4817	Lowes HIW Inc.	Postponed
2011-4858	US Bank	Withdrawn
2011-5221	David Louie	Postponed
2011-5222	David Louie	Postponed
2011-5223	Bigelow Holdings, LLC	Postponed

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There being no further business, the Board, at the hour of 10:00 a.m. recessed to reconvene on Tuesday, April 2, 2013, at 9:30 a.m.

Angela Calvillo
Clerk

A handwritten signature in dark ink, appearing to read "Dawn Duran", with a long, sweeping horizontal line extending to the right.

Dawn Duran
Administrator

Approved by the Board on Wednesday, April 10, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

**Room 406, City Hall
Monday, April 1, 2013**

1:30 PM

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- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2425
APPLICANT:	SFH ASSOCIATES LP
PARCEL NO.:	0255 002
PARCEL ADDRESS:	0001 NOB HILL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$64,478,092.00
APPLICANT'S OPINION:	\$38,683,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3270
APPLICANT:	GLENBOROUGH San Francisco, LLC
PARCEL NO.:	3712 023
PARCEL ADDRESS:	0060 SPEAR ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$58,000,000.00
APPLICANT'S OPINION:	\$29,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3271
APPLICANT:	GLENBOROUGH San Francisco, LLC
PARCEL NO.:	3712 023
PARCEL ADDRESS:	0060 SPEAR ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$58,000,000.00
APPLICANT'S OPINION:	\$29,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3272
APPLICANT:	GLENBOROUGH SAN FRANCISCO, LLC
PARCEL NO.:	3712 023
PARCEL ADDRESS:	0060 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$59,160,000.00
APPLICANT'S OPINION:	\$29,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION: 2009-3274
APPLICANT: GLENBOROUGH San Francisco, LLC
PARCEL NO.: 3712 023
PARCEL ADDRESS: 0060 SPEAR ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$25,742,870.00
APPLICANT'S OPINION: \$21,481,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION: 2009-3275
APPLICANT: GLENBOROUGH San Francisco, LLC
PARCEL NO.: 3715 013
PARCEL ADDRESS: 0188 THE EMBARCADERO,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$53,370,000.00
APPLICANT'S OPINION: \$26,685,000.00
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION: 2009-3276
APPLICANT: GLENBOROUGH SAN FRANCISCO, LLC
PARCEL NO.: 3715 013
PARCEL ADDRESS: 0188 THE EMBARCADERO ,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$53,370,000.00
APPLICANT'S OPINION: \$26,685,000.00
TAXABLE YEAR: 2007
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION: 2009-3277
APPLICANT: GLENBOROUGH San Francisco, LLC
PARCEL NO.: 3715 013
PARCEL ADDRESS: 0188 THE EMBARCADERO,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$54,437,400.00
APPLICANT'S OPINION: \$26,685,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION: 2009-3279
APPLICANT: GLENBOROUGH San Francisco, LLC
PARCEL NO.: 3715 013
PARCEL ADDRESS: 0188 THE EMBARCADERO,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$38,927,114.00
APPLICANT'S OPINION: \$19,766,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION: 2009-3401
APPLICANT: SIC 501 SECOND STREET, LLC
PARCEL NO.: 3774 067
PARCEL ADDRESS: 0501- 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$62,611,271.00
APPLICANT'S OPINION: \$18,782,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

- 12) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------------|
| APPLICATION: | 2009-3444 |
| APPLICANT: | SFH ASSOCIATES LP |
| PARCEL NO.: | 2009205528 |
| PARCEL ADDRESS: | , |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$5,813,875.00 |
| APPLICANT'S OPINION: | \$2,900,000.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 13) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------------------|
| APPLICATION: | 2010-2014 |
| APPLICANT: | HOWARD STREET ASSOCIATES, LLC |
| PARCEL NO.: | 3733 079 |
| PARCEL ADDRESS: | 0881 0899 HOWARD ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$47,744,975.00 |
| APPLICANT'S OPINION: | \$40,000,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 14) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------|
| APPLICATION: | 2010-2441 |
| APPLICANT: | SFH ASSOCIATES LP |
| PARCEL NO.: | 0255 002 |
| PARCEL ADDRESS: | 0001 NOB HILL , |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$64,325,279.00 |
| APPLICANT'S OPINION: | \$32,160,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 15) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------------|
| APPLICATION: | 2010-2442 |
| APPLICANT: | SFH ASSOCIATES LP |
| PARCEL NO.: | 2010204848 |
| PARCEL ADDRESS: | 0999 CALIFORNIA ST, |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$2,847,000.00 |
| APPLICANT'S OPINION: | \$2,847,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 16) Hearing, discussion, and possible action involving:
- | | |
|----------------------|---------------------------|
| APPLICATION: | 2010-2863 |
| APPLICANT: | BENTLY RESERVE, LP |
| PARCEL NO.: | 0229 003 |
| PARCEL ADDRESS: | 0325 - BATTERY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$54,296,447.00 |
| APPLICANT'S OPINION: | \$43,437,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Both Real & Personal Prty |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 17) Hearing, discussion, and possible action involving:
- | | |
|----------------------|---------------------------|
| APPLICATION: | 2011-2774 |
| APPLICANT: | SIC 501 SECOND STREET LLC |
| PARCEL NO.: | 3774 067 |
| PARCEL ADDRESS: | 0501 - 02ND ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$62,933,226.00 |
| APPLICANT'S OPINION: | \$18,878,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

18) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3749
APPLICANT: HOWARD STREET ASSOCIATES
PARCEL NO.: 3733 079
PARCEL ADDRESS: 0881 0899 HOWARD ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$48,104,494.00
APPLICANT'S OPINION: \$40,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3773
APPLICANT: MONTGOMERY LANDS INC.
PARCEL NO.: 0239 012
PARCEL ADDRESS: 0456 MONTGOMERY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$508,383.00
APPLICANT'S OPINION: \$256,469.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

20) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3774
APPLICANT: MONTGOMERY LANDS INC.
PARCEL NO.: 0239 013
PARCEL ADDRESS: 0456 MONTGOMERY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$828,853.00
APPLICANT'S OPINION: \$425,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

21) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3776
APPLICANT:	MONTGOMERY LANDS INC.
PARCEL NO.:	0239 014
PARCEL ADDRESS:	0456 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$51,742,525.00
APPLICANT'S OPINION:	\$25,900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

22) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3826
APPLICANT:	BENTLY RESERVE, LP
PARCEL NO.:	0229 003
PARCEL ADDRESS:	0325 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$54,690,053.00
APPLICANT'S OPINION:	\$27,411,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

23) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3830
APPLICANT:	GLENBOROUGH SAN FRANCISCO LLC
PARCEL NO.:	3712 023
PARCEL ADDRESS:	0060 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$60,653,492.00
APPLICANT'S OPINION:	\$30,400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

24) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3832
APPLICANT:	GLENBOROUGH SAN FRANCISCO LLC
PARCEL NO.:	3715 013
PARCEL ADDRESS:	0188 THE EMBARCADERO ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$55,811,670.00
APPLICANT'S OPINION:	\$28,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3886
APPLICANT:	EAST WEST BANK
PARCEL NO.:	0227 048
PARCEL ADDRESS:	0555 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$58,197,373.00
APPLICANT'S OPINION:	\$42,182,278.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

26) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3931
APPLICANT:	SF MH ACQUISITION LLC
PARCEL NO.:	0255 002
PARCEL ADDRESS:	0001 NOB HILL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$65,611,784.00
APPLICANT'S OPINION:	\$46,588,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3932
APPLICANT:	SFH ASSOCIATES LP
PARCEL NO.:	2011205376
PARCEL ADDRESS:	0999 CALIFORNIA ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$4,798,327.00
APPLICANT'S OPINION:	\$3,407,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, April 1, 2013, at 1:35 p.m.

Present: Jeff Morris, Diane Robinson and Joseph Tham

**GOVERNMENT
DOCUMENTS DEPT**

Quorum present

APR - 5 2013

Chairperson: Jeff Morris, Presiding

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

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<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-2425	SFH Associates, LP	Submitted
2009-3401	SIC 501 Second Street, LLC	Written Stipulation Approved
2009-3444	SFH Associates, LP	Withdrawn at Hearing
2010-2441	SFH Associates, LP	Postponed at Hearing
2010-2442	SFH Associates, LP	Withdrawn at Hearing
2011-3931	SF MH Acquisition, LLC	Postponed at Hearing
2011-3932	SFH Associates, LP	Withdrawn at Hearing

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-3270	Glenborough San Francisco	Withdrawn
2009-3271	Glenborough San Francisco	Withdrawn
2009-3272	Glenborough San Francisco	Withdrawn
2009-3274	Glenborough San Francisco	Withdrawn
2009-3275	Glenborough San Francisco	Withdrawn
2009-3276	Glenborough San Francisco	Withdrawn
2009-3277	Glenborough San Francisco	Withdrawn
2009-3279	Glenborough San Francisco	Withdrawn
2010-2014	Howard Street Associates, LLC	Postponed
2010-2863	Bently Reserve, LP	Postponed
2011-2774	SIC 501 Second Street, LLC	Withdrawn
2011-3749	Howard Street Associates, LLC	Postponed
2011-3773	Montgomery Lands, Inc.	Withdrawn
2011-3774	Montgomery Lands, Inc.	Withdrawn

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition (con't)</u>
2011-3776	Montgomery Lands, Inc.	Withdrawn
2011-3826	Bently Reserve, LP	Postponed
2011-3830	Glenborough San Francisco	Withdrawn
2011-3832	Glenborough San Francisco	Withdrawn
2011-3886	East West Bank	Postponed

There being no further business, the Board, at the hour of 4:26 p.m., recessed to reconvene Tuesday, April 2, 2013, at 9:30 a.m.

Angela Calvillo
Clerk



Dawn Duran
Administrator

Approved by the Board on Tuesday, April 2, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall
Tuesday, April 2, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4911
APPLICANT:	915 FOLSOM STREET, LLC
PARCEL NO.:	0323 023
PARCEL ADDRESS:	0545 O'FARRELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,577,024.00
APPLICANT'S OPINION:	\$6,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

GOVERNMENT
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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4914
APPLICANT: PLAZA GROUP, LLC
PARCEL NO.: 0319 023
PARCEL ADDRESS: 0765 GEARY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,527,694.00
APPLICANT'S OPINION: \$4,507,292.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION: 2009-5086
APPLICANT: MANZARE, JOSEPH
PARCEL NO.: 3777 020
PARCEL ADDRESS: 0564 - 4TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,840,132.00
APPLICANT'S OPINION: \$1,150,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6113
APPLICANT: 2635 FILLMORE LLC
PARCEL NO.: 0582 024
PARCEL ADDRESS: 2635 FILLMORE ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$4,860,000.00
APPLICANT'S OPINION: \$4,000,000.00
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6114
APPLICANT: 2635 FILLMORE LLC
PARCEL NO.: 0582 024
PARCEL ADDRESS: 2635 FILLMORE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,957,200.00
APPLICANT'S OPINION: \$3,500,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6115
APPLICANT: 2635 FILLMORE LLC
PARCEL NO.: 0582 024
PARCEL ADDRESS: 2635 FILLMORE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,056,344.00
APPLICANT'S OPINION: \$3,500,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6116
APPLICANT: 2295 BROADWAY LLC
PARCEL NO.: 0581 013A
PARCEL ADDRESS: 2295 BROADWAY,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$4,980,000.00
APPLICANT'S OPINION: \$4,000,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

- 9) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------|
| APPLICATION: | 2009-6117 |
| APPLICANT: | 2295 BROADWAY LLC |
| PARCEL NO.: | 0581 013A |
| PARCEL ADDRESS: | 2295 BROADWAY, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,980,000.00 |
| APPLICANT'S OPINION: | \$3,500,000.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 10) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------|
| APPLICATION: | 2010-0440 |
| APPLICANT: | PLAZA GROUP, LLC |
| PARCEL NO.: | 0319 023 |
| PARCEL ADDRESS: | 0765 GEARY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$5,760,000.00 |
| APPLICANT'S OPINION: | \$1.00 |
| TAXABLE YEAR: | 2008 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 11) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------|
| APPLICATION: | 2010-0441 |
| APPLICANT: | PLAZA GROUP, LLC |
| PARCEL NO.: | 0319 023 |
| PARCEL ADDRESS: | 0765 GEARY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$5,875,200.00 |
| APPLICANT'S OPINION: | \$1.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |

12) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2062
APPLICANT: 290 SUTTER LIMITED PARTNERSHIP
PARCEL NO.: 0287 013
PARCEL ADDRESS: 0272 SUTTER ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,234,771.00
APPLICANT'S OPINION: \$1,274,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2063
APPLICANT: 290 SUTTER LIMITED PARTNERSHIP
PARCEL NO.: 0287 014
PARCEL ADDRESS: 0290 SUTTER ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$16,134,050.00
APPLICANT'S OPINION: \$4,851,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3007
APPLICANT: TO, JAMES
PARCEL NO.: 0581 013A
PARCEL ADDRESS: 2295 BROADWAY,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,968,947.00
APPLICANT'S OPINION: \$1,000,750.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3010
APPLICANT: TO, JAMES
PARCEL NO.: 0582 024
PARCEL ADDRESS: 2635 FILLMORE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,050,869.00
APPLICANT'S OPINION: \$3,506,510.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3350
APPLICANT: PLAZA GROUP, LLC
PARCEL NO.: 0319 023
PARCEL ADDRESS: 0765 GEARY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,868,567.00
APPLICANT'S OPINION: \$3,607,292.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3151
APPLICANT: TO, JAMES
PARCEL NO.: 0581 013A
PARCEL ADDRESS: 2295 BROADWAY,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,005,607.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3153
APPLICANT: TO, JAMES
PARCEL NO.: 0582 024
PARCEL ADDRESS: 2635 FILLMORE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,088,852.00
APPLICANT'S OPINION: \$1,006,510.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3174
APPLICANT: 915 FOLSOM STREET, LLC
PARCEL NO.: 0323 023
PARCEL ADDRESS: 0545 O'FARRELL ST,
TOPIC:
CURRENT ASSESSMENT: \$7,615,984.00
APPLICANT'S OPINION: \$4,900,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

20) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3176
APPLICANT: PLAZA GROUP, LLC
PARCEL NO.: 0319 023
PARCEL ADDRESS: 0765 GEARY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,912,701.00
APPLICANT'S OPINION: \$3,607,292.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3306
APPLICANT: MANZARE, JOSEPH
PARCEL NO.: 3777 020
PARCEL ADDRESS: 0564 - 4TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,849,592.00
APPLICANT'S OPINION: \$900,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3920
APPLICANT: PACIFIC INSTITUTE
PARCEL NO.: 0806 002
PARCEL ADDRESS: 0601 0617 LAGUNA ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$12,323,964.00
APPLICANT'S OPINION: \$5,283,532.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

23) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3969
APPLICANT: 290 SUTTER LIMITED PARTNERSHIP
PARCEL NO.: 0287 013
PARCEL ADDRESS: 0272 SUTTER ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,266,656.00
APPLICANT'S OPINION: \$1,280,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

24) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3976
APPLICANT: 290 SUTTER LIMITED PARTNERSHIP
PARCEL NO.: 0287 014
PARCEL ADDRESS: 0290 SUTTER ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$16,255,538.00
APPLICANT'S OPINION: \$4,877,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

25) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3996
APPLICANT: SANSOME & PACIFIC INVESTMENTS LLC
PARCEL NO.: 0175 029
PARCEL ADDRESS: 075 SANSOME ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$18,454,408.00
APPLICANT'S OPINION: \$5,536,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4000
APPLICANT: 332 PINE ASSOCIATES LLC
PARCEL NO.: 0260 006
PARCEL ADDRESS: 0332 PINE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$13,439,974.00
APPLICANT'S OPINION: \$4,032,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, April 2, 2013, at 9:34 a.m.

Present: Joseph Tham, Diane Robinson and Greg Blaine

Quorum present

Chairperson: Greg Blaine, Presiding

**GOVERNMENT
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APR - 5 2013

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The following listed applicants for change in the assessed valuation of property affecting various assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-6114	2635 Fillmore LLC	Submitted
2009-6115	2635 Fillmore LLC	Submitted
2009-6116	2295 Broadway LLC	Verbal Stipulation Approved
2009-6117	2295 Broadway LLC	Verbal Stipulation Approved
2010-3010	James To	Submitted

At the hour of 11:05 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:25 a.m. and took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-6114	2635 Fillmore LLC	A.V. Lowered by Board, but higher than assessor's recommended value; 2 to 1 vote with Commissioner Tham dissenting.
2009-6115	2635 Fillmore LLC	A.V. Lowered by Board, but higher than assessor's recommended value.
2010-3010	James To	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-4911	915 Folsom Street, LLC	Withdrawn
2009-4914	Plaza Group, LLC	Withdrawn
2009-5086	Joseph Manzare	Postponed
2009-6113	2635 Fillmore LLC	Postponed
2010-0440	Plaza Group, LLC	Withdrawn
2010-0441	Plaza Group, LLC	Withdrawn

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition (con't)</u>
2010-2062	290 Sutter Limited Partnership	Withdrawn
2010-2063	290 Sutter Limited Partnership	Withdrawn
2010-3007	James To	Postponed
2010-3350	Plaza Group, LLC	Withdrawn
2011-3151	James To	Postponed
2011-3153	James To	Postponed
2011-3174	915 Folsom Street, LLC	Withdrawn
2011-3176	Plaza Group, LLC	Withdrawn
2011-3306	Joseph Manzare	Postponed
2011-3920	Pacific Institute	Postponed
2011-3969	290 Sutter Limited Partnership	Withdrawn
2011-3976	290 Sutter Limited Partnership	Withdrawn
2011-3996	Sansome & Pacific Investments	Withdrawn
2011-4000	332 Pine associates LLC	Withdrawn

There being no further business, the Board, at the hour of 11:30 a.m. recessed to reconvene on Wednesday, April 3, 2013, at 9:30 a.m.

Angela Calvillo
Clerk



Dawn Duran
Administrator

Approved by the Board on April 3, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall
Tuesday, April 2, 2013
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3037
APPLICANT:	LUK, HAR
PARCEL NO.:	1593 034
PARCEL ADDRESS:	0684 - 48TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,244,053.00
APPLICANT'S OPINION:	\$1,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

GOVERNMENT
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MAR 29 2013

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3039
APPLICANT: LUK, HAR
PARCEL NO.: 0975 006
PARCEL ADDRESS: 3032 JACKSON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,591,678.00
APPLICANT'S OPINION: \$1,600,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4637
APPLICANT: GOOGLE, INC.
PARCEL NO.: 2011209239
PARCEL ADDRESS: 0301 BRANNAN ST, 0400
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$559,059.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4638
APPLICANT: APHERESIS CARE GROUP, INC.
PARCEL NO.: 2011207622
PARCEL ADDRESS: 2100 WEBSTER ST, 0512
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$264,663.00
APPLICANT'S OPINION: \$199,634.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4640
APPLICANT: GHEVONDIAN, GARO
PARCEL NO.: 2011209845
PARCEL ADDRESS: 0773 MARKET ST,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$377,358.00
APPLICANT'S OPINION: \$205,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4832
APPLICANT: MANNING, SIMON
PARCEL NO.: 0979 018
PARCEL ADDRESS: 2874 2878 WASHINGTON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,477,362.00
APPLICANT'S OPINION: \$4,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4844
APPLICANT: LEMBI, FRANK
PARCEL NO.: 0913 027
PARCEL ADDRESS: 1895 JEFFERSON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,253,992.00
APPLICANT'S OPINION: \$4,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4852
APPLICANT: SAINIZ, LOURDES
PARCEL NO.: 1211 018
PARCEL ADDRESS: 1970 FELL ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,718,902.00
APPLICANT'S OPINION: \$1,500,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4866
APPLICANT: DYKHOUSE, ABBEY
PARCEL NO.: 6478 031
PARCEL ADDRESS: 0495 MORSE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$509,862.00
APPLICANT'S OPINION: \$309,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4871
APPLICANT: THIAN-NGERN FAMILY TRUSTS
PARCEL NO.: 1541 039
PARCEL ADDRESS: 0430 - 4TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,081,503.00
APPLICANT'S OPINION: \$700,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4882
APPLICANT: PENA, TOMAS
PARCEL NO.: 3596 009
PARCEL ADDRESS: 2344 2348 MISSION ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$938,087.00
APPLICANT'S OPINION: \$700,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4886
APPLICANT: ALONSO, ERNESTO
PARCEL NO.: 6529 010
PARCEL ADDRESS: 3402 3412 26TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$973,754.00
APPLICANT'S OPINION: \$600,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, April 2, 2013, at 1:30 p.m.

Present: Meg Ruxton, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Meg Ruxton, Presiding

The following listed applicants for change in the assessed valuation of property affecting 2010 and 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-3039	Har Luk	Submitted
2011-4844	Frank Lembi	Verbal Stipulation Approved

At the hour of 2:15 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 2:20 p.m. and took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-3039	Har Luk	A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-3037	Har Luk	Withdrawn
2011-4637	Google, Inc	Withdrawn
2011-4638	Apheresis Care Group, Inc.	Withdrawn
2011-4640	Garo Ghevondian	Postponed
2011-4832	Simon Manning	Withdrawn
2011-4852	Lourdes Sainez	Withdrawn
2011-4866	Abbey Dykhous	Withdrawn
2011-4871	Thian-Ngern Family Trust	Postponed
2011-4882	Tomas Pena	Withdrawn
2011-4886	Ernesto Alonso	Withdrawn

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There being no further business, the Board, at the hour of 2:25 p.m. recessed to reconvene on Thursday, April 4, 2013, at 9:30 a.m.

Angela Calvillo
Clerk

A handwritten signature in dark ink, appearing to read "Dawn Duran", with a long, sweeping horizontal line extending to the right.

Dawn Duran
Administrator

Approved by the Board on Wednesday, April 10, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, April 3, 2013
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3290
APPLICANT:	RP/KINETIC PARC 55 OWNER LLC
PARCEL NO.:	0330 026
PARCEL ADDRESS:	0055 CYRIL MAGNIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$167,087,445.00
APPLICANT'S OPINION:	\$50,116,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

GOVERNMENT
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MAR 29 2013

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2068
APPLICANT: RP/KINETIC PARC 55 OWNER LLC
PARCEL NO.: 0330 026
PARCEL ADDRESS: 0055 CYRIL MAGNIN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$163,837,921.00
APPLICANT'S OPINION: \$50,121,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION: 2010-5806
APPLICANT: GLENBOROUGH FOUNDRY SQUARE LLC
PARCEL NO.: 3720 008
PARCEL ADDRESS: 0400 4000 SITUS TO BE ASSIGNED ST,
TOPIC: Penalty Assessment
CURRENT ASSESSMENT: \$0.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2009
APPEAL TYPE: Penalty Assessment
ROLL TYPE: 2ND ESCAPE
STATUS: POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2224
APPLICANT: 101 MONTGOMERY STREET CO.
PARCEL NO.: 0288 031
PARCEL ADDRESS: 0101 MONTGOMERY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$86,455,218.00
APPLICANT'S OPINION: \$53,020,898.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2225
APPLICANT: 101 MONTGOMERY STREET CO.
PARCEL NO.: 0288 006
PARCEL ADDRESS: 0105 MONTGOMERY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,531,042.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2784
APPLICANT: RP/KINETIC PARC 55 OWNER LLC
PARCEL NO.: 0330 026
PARCEL ADDRESS: 0055 CYRIL MAGNIN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$170,275,019.00
APPLICANT'S OPINION: \$49,517,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2815
APPLICANT: WELLS FARGO (LESSEE)
PARCEL NO.: 3710 020
PARCEL ADDRESS: 0333 MARKET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$386,927,460.00
APPLICANT'S OPINION: \$116,067,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3197
APPLICANT: 475 SANSOME LLC
PARCEL NO.: 0228 039
PARCEL ADDRESS: 0475 SANSOME ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$123,717,594.00
APPLICANT'S OPINION: \$70,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3829
APPLICANT: GLENBOROUGH FOUNDRY SQUARE LLC
PARCEL NO.: 3720 008
PARCEL ADDRESS: 0400 4000 SITUS TO BE ASSIGNED ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$173,228,469.00
APPLICANT'S OPINION: \$86,600,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, April 3, 2013, at 9:32 a.m.

Present: Diane Robinson, Joseph Tham and Mark Watts

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-5806	Glenborough Foundry Square	Submitted

At the hour of 11:05 a.m. Marie Blits, Legal Counsel for the Assessment Appeals Board, joined the Board, and together they went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 11:25 a.m. and took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-5806	Glenborough Foundry Square	Remains Under Submission; The Board instructed the clerk to request additional information from both parties.

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-3290	RP/Kinetic Parc 55 Owner LLC	Postponed
2010-2068	RP/Kinetic Parc 55 Owner LLC	Postponed
2011-2224	101 Montgomery Street Co.	Postponed
2011-2225	101 Montgomery Street Co.	Postponed

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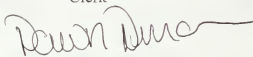
APR 26 2013

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<u>Appeal No.</u>	<u>Name</u>	<u>Disposition (cont')</u>
2011-2784	RP/Kinetic Parc 55 Owner LLC	Postponed
2011-2815	Wells Fargo (Lessee)	Postponed
2011-3197	475 Sansome LLC	Withdrawn
2011-3829	Glenborough Foundry Square	Withdrawn

There being no further business, the Board, at the hour of 11:30 a.m. recessed to reconvene on Thursday, April 4, 2013, at 9:30 a.m.

Angela Calvillo
Clerk



Dawn Duran
Administrator

Approved by the Board April 18, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
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E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD

City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Thursday, April 04, 2013

9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4024
APPLICANT:	AG/PRADO 750 O'FARRELL LLC
PARCEL NO.:	0320 011
PARCEL ADDRESS:	0750 O'FARRELL ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$4,842,718.00
APPLICANT'S OPINION:	\$4,361,857.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	BASE YEAR
STATUS:	WITHDRAWN

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4025
APPLICANT: AG/PRADO 750 O'FARRELL LLC
PARCEL NO.: 20115211140
PARCEL ADDRESS:
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$446,207.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4026
APPLICANT: AG/PRADO 825 POST LLC
PARCEL NO.: 0303 001
PARCEL ADDRESS: 0825 POST ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$15,441,865.00
APPLICANT'S OPINION: \$15,390,540.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: BASE YEAR
STATUS: WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4027
APPLICANT: AG/PRADO 825 POST LLC
PARCEL NO.: 2011210481
PARCEL ADDRESS: 0825 POST ST,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$23,400.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4031
APPLICANT:	AG/PRADO 72 GOUGH LLC
PARCEL NO.:	2011210480
PARCEL ADDRESS:	0072 GOUGH ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$4,984.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4675
APPLICANT:	WORTHINGTON TRUST
PARCEL NO.:	0950 001
PARCEL ADDRESS:	2759 BRODERICK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,550,003.00
APPLICANT'S OPINION:	\$2,275,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4676
APPLICANT:	HRIBAR, GREGORY
PARCEL NO.:	1000 034
PARCEL ADDRESS:	3015 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,831,529.00
APPLICANT'S OPINION:	\$1,481,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4677
APPLICANT: San Francisco GRANADA APTS LLC
PARCEL NO.: 1255 021
PARCEL ADDRESS: 0130 FREDERICK ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,586,064.00
APPLICANT'S OPINION: \$794,339.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4678
APPLICANT: NAZARIAN, PAUL
PARCEL NO.: 1268 041
PARCEL ADDRESS: 3570 3590 FREDERICK ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,761,029.00
APPLICANT'S OPINION: \$881,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4679
APPLICANT: XIA, BING
PARCEL NO.: 2334B012
PARCEL ADDRESS: 2257 - 15TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,333,328.00
APPLICANT'S OPINION: \$667,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4680
APPLICANT: FARGO, NORMAN
PARCEL NO.: 2831 009
PARCEL ADDRESS: 4128 - 24TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,409,324.00
APPLICANT'S OPINION: \$1,205,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4681
APPLICANT: PHAM, TRINH
PARCEL NO.: 3049 028
PARCEL ADDRESS: 0055 SAINT ELMO WAY,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,126,994.00
APPLICANT'S OPINION: \$1,564,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4821
APPLICANT: DVA HEALTHCARE RENAL CARE, INC.
PARCEL NO.: 2011203166
PARCEL ADDRESS: 0636 CLAY ST,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$1,593,868.00
APPLICANT'S OPINION: \$1,058,562.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

- 15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4822
APPLICANT:	DVA HEALTHCARE RENAL CARE, INC.
PARCEL NO.:	2011205771
PARCEL ADDRESS:	1499 WEBSTER ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$1,880,633.00
APPLICANT'S OPINION:	\$1,286,279.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, April 04, 2013
1:30 PM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3188
APPLICANT:	PLAZA GROUP, LLC
PARCEL NO.:	0604 018
PARCEL ADDRESS:	2370 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,153,898.00
APPLICANT'S OPINION:	\$5,002,430.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3964
APPLICANT: MEIERING, CHRISTOPHER
PARCEL NO.: 3544 017
PARCEL ADDRESS: 1918 - 15TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,574,112.00
APPLICANT'S OPINION: \$1,004,167.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4093
APPLICANT: KHAVUL, MIKHAIL
PARCEL NO.: 0842 029
PARCEL ADDRESS: 0625 0629 OAK ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,401,616.00
APPLICANT'S OPINION: \$1,250,326.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4126
APPLICANT: WOESSNER, JORN
PARCEL NO.: 0133 036
PARCEL ADDRESS: 0369 0377 GREEN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,912,440.00
APPLICANT'S OPINION: \$2,100,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4319
APPLICANT: OSWALD, MARGARET
PARCEL NO.: 0150 020
PARCEL ADDRESS: 10597 - 3457 VALLEJO ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,601,298.00
APPLICANT'S OPINION: \$2,600,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4377
APPLICANT: FREY FAMILY TRUST
PARCEL NO.: 0068 019C
PARCEL ADDRESS: 0040 MONTCLAIR TER,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,642,327.00
APPLICANT'S OPINION: \$1,321,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4661
APPLICANT: TARGET VELOCITY
PARCEL NO.: 0089 003
PARCEL ADDRESS: 1753 1755 STOCKTON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,754,660.00
APPLICANT'S OPINION: \$877,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4667
APPLICANT: SOCKOLOV, AUDREY
PARCEL NO.: 0208 061
PARCEL ADDRESS: 0611 WASHINGTON ST, 2602
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,605,312.00
APPLICANT'S OPINION: \$1,302,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4671
APPLICANT: SHEN, BING
PARCEL NO.: 0539 004
PARCEL ADDRESS: 2939 2941 FILLMORE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,129,410.00
APPLICANT'S OPINION: \$1,065,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4673
APPLICANT: SUTTER HOUSE ASSOC., LLC
PARCEL NO.: 0669 008
PARCEL ADDRESS: 1136 1144 SUTTER ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,163,277.00
APPLICANT'S OPINION: \$1,584,575.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4674
APPLICANT:	HAMPTON Golden Gate ASSOC.
PARCEL NO.:	0785 013
PARCEL ADDRESS:	0650 GOUGH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,353,180.00
APPLICANT'S OPINION:	\$676,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4716
APPLICANT:	533 SECOND STREET PROPERTIES L
PARCEL NO.:	3774 048
PARCEL ADDRESS:	0533 0541 2ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,786,159.00
APPLICANT'S OPINION:	\$1,072,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4868
APPLICANT:	MITCHELL, JOHN
PARCEL NO.:	0216 024
PARCEL ADDRESS:	1465 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,387,606.00
APPLICANT'S OPINION:	\$800,948.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4960
APPLICANT: TAO HOUSE
PARCEL NO.: 0611 008
PARCEL ADDRESS: 2524 CLAY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,928,098.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5046
APPLICANT: LEHANE, MICHAEL
PARCEL NO.: 3793 124
PARCEL ADDRESS: 0088 KING ST, #619
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$875,000.00
APPLICANT'S OPINION: \$643,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, April 4, 2013, at 1:30 p.m.

Present: Jeff Morris, Greg Blaine and Mark Watts

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-3964	Christopher Meiering	Submitted
2011-4319	Margaret Oswald	Submitted

At the hour of 2:40 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 3:10 p.m. and took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-3964	Christopher Meiering	A.V. Lowered (Board)
2011-4319	Margaret Oswald	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-3188	Plaza Group, LLC	Withdrawn
2011-4093	Mikhail Khavul	Withdrawn
2011-4126	Jorn Wossner	Postponed
2011-4377	Frey Family Trust	Withdrawn
2011-4661	Target Velocity	Withdrawn
2011-4667	Audrey Sockolov	Withdrawn
2011-4671	Bing Shen	Withdrawn

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<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-4673	Sutter House Assoc., LLC	Withdrawn
2011-4674	Hampton Golden Gate Assoc.	Withdrawn
2011-4716	533 Second Street Properties	Withdrawn
2011-4868	John Mitchell	Postponed
2011-4960	Tao House	Postponed
2011-5046	Michael Lehane	Withdrawn

There being no further business, the Board, at the hour of 3:15 p.m., recessed to reconvene Tuesday, April 9, 2013, at 9:30 a.m.

Angela Calvillo
Clerk



Dawn Duran
Administrator

Approved by the Board April 22, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda * / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Monday, April 8, 2013

9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4358
APPLICANT:	EXTRA SPACE WEST TWO
PARCEL NO.:	4339 001
PARCEL ADDRESS:	2501 2535 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$14,591,877.00
APPLICANT'S OPINION:	\$6,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
APR 04 2013
Assessment Appeals Board

1:15 p.m. 4/8/13
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3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4360
APPLICANT: EXTRA SPACE OF FOLSOM STREET LLC
PARCEL NO.: 3517 013
PARCEL ADDRESS: 1400 1450 FOLSOM ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$19,222,542.00
APPLICANT'S OPINION: \$8,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4361
APPLICANT: USA SF SELF STORAGE, DST
PARCEL NO.: 3513 080
PARCEL ADDRESS: 0190 0198 OTIS ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$19,971,930.00
APPLICANT'S OPINION: \$8,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4759
APPLICANT: WONG, WILLIE
PARCEL NO.: 1408 013
PARCEL ADDRESS: 0395 - 25TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,381,343.00
APPLICANT'S OPINION: \$1,603,200.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2010-5178
APPLICANT: HD SUPPLY CO
PARCEL NO.: 4570 023
PARCEL ADDRESS: 0200 JENNINGS ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,428,729.00
APPLICANT'S OPINION: \$4,100,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4023
APPLICANT: CALIFORNIA CULINARY ACADEMY INC.
PARCEL NO.: 2011205932
PARCEL ADDRESS: 0350 RHODE ISLAND ST,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$1,312,691.00
APPLICANT'S OPINION: \$1,148,983.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4863
APPLICANT: HD SUPPLY CO
PARCEL NO.: 4570 023
PARCEL ADDRESS: 0200 JENNINGS ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,492,195.00
APPLICANT'S OPINION: \$4,100,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4922
APPLICANT: WALGREEN'S - LESSEE
PARCEL NO.: 1440 040
PARCEL ADDRESS: 0745 CLEMENT ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,098,812.00
APPLICANT'S OPINION: \$6,050,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4925
APPLICANT: WONG, WILLIE
PARCEL NO.: 1408 013
PARCEL ADDRESS: 0395 - 25TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,399,272.00
APPLICANT'S OPINION: \$1,860,200.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4933
APPLICANT: USA SF SELF STORAGE, DST
PARCEL NO.: 3513 080
PARCEL ADDRESS: 0190 0198 OTIS ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$20,122,318.00
APPLICANT'S OPINION: \$12,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4934
APPLICANT: EXTRA SPACE OF FOLSOM STREET LLC
PARCEL NO.: 3517 013
PARCEL ADDRESS: 1400 1450 FOLSOM ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$19,367,287.00
APPLICANT'S OPINION: \$16,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4935
APPLICANT: EXTRA SPACE WEST TWO
PARCEL NO.: 4339 001
PARCEL ADDRESS: 2501 2535 CESAR CHAVEZ ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$14,701,751.00
APPLICANT'S OPINION: \$13,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4961
APPLICANT: 635 BUENA VISTA AVE, LLC
PARCEL NO.: 2603 002
PARCEL ADDRESS: 0635 Buena Vista WEST AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,967,076.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4972
APPLICANT:	SALMA FAMILY LP
PARCEL NO.:	0937 031
PARCEL ADDRESS:	2415 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,360,164.00
APPLICANT'S OPINION:	\$1,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, April 09, 2013
9:30 AM (Allday)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2935
APPLICANT:	55 FIFTH STREET CORPORATION
PARCEL NO.:	3705 039
PARCEL ADDRESS:	0055 - 5TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$21,745,084.00
APPLICANT'S OPINION:	\$11,959,795.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
APR 04 2013
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4663
APPLICANT: MIRIWA CENTER INVESTMENTS
PARCEL NO.: 0161 082
PARCEL ADDRESS: 0728 PACIFIC AVE, 1
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,706,491.00
APPLICANT'S OPINION: \$865,203.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4664
APPLICANT: MAH, BING HONG & JEAN B. TRS.
PARCEL NO.: 0183 007
PARCEL ADDRESS: 1200 1220 JACKSON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,095,772.00
APPLICANT'S OPINION: \$1,048,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4665
APPLICANT: KAITLIN APARTMENTS, LP
PARCEL NO.: 0184 008
PARCEL ADDRESS: 1501 LEAVENWORTH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,591,910.00
APPLICANT'S OPINION: \$1,796,927.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4670
APPLICANT:	WARRINGTON APARTMENTS LLC
PARCEL NO.:	0304 014
PARCEL ADDRESS:	0775 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,941,357.00
APPLICANT'S OPINION:	\$1,970,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4672
APPLICANT:	1430 VAN NESS PARTNERS
PARCEL NO.:	0667 011
PARCEL ADDRESS:	1480 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,785,163.00
APPLICANT'S OPINION:	\$3,393,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4684
APPLICANT:	RADHA KRISHNA, LLC
PARCEL NO.:	3703 002
PARCEL ADDRESS:	0020 0022 06TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,808,973.00
APPLICANT'S OPINION:	\$907,400.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4685
APPLICANT: 55 FIFTH STREET CORPORATION
PARCEL NO.: 3705 039
PARCEL ADDRESS: 0055 - 5TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$22,628,475.00
APPLICANT'S OPINION: \$11,700,577.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4686
APPLICANT: TOY REAL ESTATE INVESTMENT CO. II LLC
PARCEL NO.: 3721 025
PARCEL ADDRESS: 0171 - 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,388,862.00
APPLICANT'S OPINION: \$2,697,540.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4764
APPLICANT: PATEL, VIJAYKUMAR
PARCEL NO.: 0499 009
PARCEL ADDRESS: 2850 VAN NESS AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,955,480.00
APPLICANT'S OPINION: \$1,977,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4766
APPLICANT: VIJAY INVESTMENTS INC.
PARCEL NO.: 0717 018
PARCEL ADDRESS: 0790 ELLIS ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,963,184.00
APPLICANT'S OPINION: \$3,482,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4769
APPLICANT: MARINA INN LLC
PARCEL NO.: 0496 013
PARCEL ADDRESS: 3110 OCTAVIA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,946,486.00
APPLICANT'S OPINION: \$2,494,048.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4771
APPLICANT: GREENWICH INN LLC
PARCEL NO.: 0511 005
PARCEL ADDRESS: 3201 STEINER ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,509,798.00
APPLICANT'S OPINION: \$1,255,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4772
APPLICANT: GREENWICH INN LLC
PARCEL NO.: 0510 016
PARCEL ADDRESS: 3200 STEINER ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,655,420.00
APPLICANT'S OPINION: \$828,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4773
APPLICANT: MARITAL FAMILY TRUST
PARCEL NO.: 3704 067
PARCEL ADDRESS: 0993 MARKET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$848,942.00
APPLICANT'S OPINION: \$425,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4775
APPLICANT: PATEL, VIJAYKUMAR
PARCEL NO.: 3730 011
PARCEL ADDRESS: 0290 0298 07TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,927,793.00
APPLICANT'S OPINION: \$1,464,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Tuesday, April 09, 2013

1:30 PM (ALL DAY)

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- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2787
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	0311 010
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$12,956,445.00
APPLICANT'S OPINION:	\$3,887,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2799
APPLICANT: TEACHERS INSURANCE & ANNUITY
PARCEL NO.: 0311 011
PARCEL ADDRESS: 0088 KEARNY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$13,453,108.00
APPLICANT'S OPINION: \$4,036,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2800
APPLICANT: TEACHERS INSURANCE & ANNUITY
PARCEL NO.: 0311 007
PARCEL ADDRESS: 0088 KEARNY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$11,036,970.00
APPLICANT'S OPINION: \$3,311,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2802
APPLICANT: TEACHERS INSURANCE & ANNUITY
PARCEL NO.: 0311 008
PARCEL ADDRESS: 0088 KEARNY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$34,790,468.00
APPLICANT'S OPINION: \$10,436,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2804
APPLICANT: TEACHERS INSURANCE & ANNUITY
PARCEL NO.: 0311 009
PARCEL ADDRESS: 0088 KEARNY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$7,797,858.00
APPLICANT'S OPINION: \$2,339,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3154
APPLICANT: PRUDENTIAL INSURANCE CO. OF AMERICA
PARCEL NO.: 3707 051
PARCEL ADDRESS: 0685 MARKET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$64,688,168.00
APPLICANT'S OPINION: \$35,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3497
APPLICANT: HUDSON 222 KEARNY LLC
PARCEL NO.: 0288 010
PARCEL ADDRESS: 0180 SUTTER ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$20,496,696.00
APPLICANT'S OPINION: \$16,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3498
APPLICANT: HUDSON 222 KEARNY LLC
PARCEL NO.: 0288 011
PARCEL ADDRESS: 0220 KEARNY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$9,516,323.00
APPLICANT'S OPINION: \$7,300,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3499
APPLICANT: HUDSON 222 KEARNY LLC
PARCEL NO.: 0288 029
PARCEL ADDRESS: 0222 KEARNY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$24,909,761.00
APPLICANT'S OPINION: \$20,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3846
APPLICANT: GAP, INC. (LESSEE)
PARCEL NO.: 37052002
PARCEL ADDRESS: 0801 MARKET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$88,003,817.00
APPLICANT'S OPINION: \$43,900,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3848
APPLICANT: GAP, INC. (LESSEE)
PARCEL NO.: 3769 002A
PARCEL ADDRESS: 0001 HARRISON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$56,500,110.00
APPLICANT'S OPINION: \$30,094,603.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4156
APPLICANT: RREEF AMERICA REIT III CORP EE
PARCEL NO.: 3735 046
PARCEL ADDRESS: 0055 HAWTHORNE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$35,733,271.00
APPLICANT'S OPINION: \$26,800,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4157
APPLICANT: RREEF AMERICA REIT III CORP EE
PARCEL NO.: 3735 005
PARCEL ADDRESS: 0631 HOWARD ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$23,999,958.00
APPLICANT'S OPINION: \$18,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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**JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD**

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, April 9, 2013, at 9:35 a.m.

Present: Jeff Morris, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-2935	55 Fifth Street Corporation	Approved Verbal Stipulation
2011-4686	Toy Real Estate Investment Co	Postponed at Hearing
2011-4769	Marina Inn, LLC	Postponed at Hearing
2011-4775	Vijay Patel	Postponed at Hearing

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-4663	Miriwa Center Investments	Withdrawn
2011-4664	Bing Hong Mah, Trustee	Withdrawn
2011-4665	Kaitlin Apartments, LP	Withdrawn
2011-4670	Warrington Apartments, LLC	Withdrawn
2011-4672	1430 Van Ness Partners	Withdrawn
2011-4684	Radha Krishna, LLC	Withdrawn
2011-4685	55 Fifth Street Corporation	Withdrawn
2011-4764	Vijay Patel	Withdrawn
2011-4766	Vijay Investments Inc.	Withdrawn
2011-4771	Greenwich Inn, LLC	Withdrawn
2011-4772	Greenwich Inn, LLC	Withdrawn
2011-4773	Marital Family Trust	Withdrawn

There being no further business, the Board, at the hour of 10:18 a.m. recessed to reconvene on Thursday, April 11, 2013, at 9:30 a.m.

Angela Calvillo
Clerk


Dawn Duran
Administrator

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APR 22 2013

Approved by the Board April 11, 2013

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Wednesday, April 10, 2013

9:30 AM (ALL DAY)

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- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3485
APPLICANT:	WHOLE FOODS MARKET, INC.
PARCEL NO.:	2009209443
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$13,336,758.00
APPLICANT'S OPINION:	\$6,650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
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Assessment Appeals Board

11:15 PM MSH
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APR - 5 2013

3) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3862
APPLICANT: WHOLE FOODS MARKET
PARCEL NO.: 3978 004
PARCEL ADDRESS: 0450 RHODE ISLAND ST, MARKET
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$15,667,946.00
APPLICANT'S OPINION: \$7,900,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3863
APPLICANT: WHOLE FOODS MARKET
PARCEL NO.: 3978 002
PARCEL ADDRESS: 0450 RHODE ISLAND ST, RETAIL 1
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,056,205.00
APPLICANT'S OPINION: \$600,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3864
APPLICANT: WHOLE FOODS MARKET
PARCEL NO.: 3978 003
PARCEL ADDRESS: 0450 RHODE ISLAND ST, RETAIL 2
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$491,501.00
APPLICANT'S OPINION: \$300,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

- 6) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------------|
| APPLICATION: | 2011-4499 |
| APPLICANT: | WHOLE FOODS MARKET |
| PARCEL NO.: | 2011208932 |
| PARCEL ADDRESS: | 0450 RHODE ISLAND ST, |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$12,129,818.00 |
| APPLICANT'S OPINION: | \$6,000,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 7) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------------|
| APPLICATION: | 2011-4500 |
| APPLICANT: | WHOLE FOODS MARKET |
| PARCEL NO.: | 2011206052 |
| PARCEL ADDRESS: | 0399 - 04TH ST, |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$7,332,028.00 |
| APPLICANT'S OPINION: | \$3,600,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 8) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------------|
| APPLICATION: | 2011-4501 |
| APPLICANT: | WHOLE FOODS MARKET |
| PARCEL NO.: | 2011203374 |
| PARCEL ADDRESS: | 1765 CALIFORNIA ST, |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$11,266,877.00 |
| APPLICANT'S OPINION: | \$5,600,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4502
APPLICANT:	WHOLE FOODS MARKET
PARCEL NO.:	2011210110
PARCEL ADDRESS:	3950 - 24TH ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$5,624,312.00
APPLICANT'S OPINION:	\$2,900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5053
APPLICANT:	HAAS-KOGAN, DAPHNE
PARCEL NO.:	2966A015
PARCEL ADDRESS:	0572 TERESITA BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,012,920.00
APPLICANT'S OPINION:	\$786,556.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5063
APPLICANT:	SIU, CHAK LUNG
PARCEL NO.:	1763 023
PARCEL ADDRESS:	1386 1388 09TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$1,112,790.00
APPLICANT'S OPINION:	\$850,380.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5125
APPLICANT: SCOTT ALLEY ASSOCIATES, LLC
PARCEL NO.: 2011400590
PARCEL ADDRESS: ,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$690,403.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5130
APPLICANT: SCOTT ALLEY ASSOCIATES, LLC
PARCEL NO.: 2011400636
PARCEL ADDRESS: ,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$5,425,000.00
APPLICANT'S OPINION: \$300,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5509
APPLICANT: SIU, CHAK LUNG
PARCEL NO.: 1763 023
PARCEL ADDRESS: 1386 1388 09TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,125,544.00
APPLICANT'S OPINION: \$920,718.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5510
APPLICANT:	SIU, CHAK LUNG
PARCEL NO.:	1763 023
PARCEL ADDRESS:	1386 1388 09TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,122,876.00
APPLICANT'S OPINION:	\$918,536.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Wednesday, April 10, 2013

1:30 PM (ALL DAY)

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- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4682
APPLICANT:	ATIENZA, ALICIA
PARCEL NO.:	3211 040
PARCEL ADDRESS:	0286 0288 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,414,395.00
APPLICANT'S OPINION:	\$707,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4683
APPLICANT: ANDREINI, J & L TRUST
PARCEL NO.: 3521 058
PARCEL ADDRESS: 1501 FOLSOM ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,230,394.00
APPLICANT'S OPINION: \$1,115,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4687
APPLICANT: BRENNAN, DOMINIC
PARCEL NO.: 6640 013A
PARCEL ADDRESS: 0433 DAY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,550,392.00
APPLICANT'S OPINION: \$775,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4739
APPLICANT: YAZAKI, TOYU
PARCEL NO.: 0655 030
PARCEL ADDRESS: 2551 CALIFORNIA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,535,513.00
APPLICANT'S OPINION: \$768,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4767
APPLICANT:	PATEL, VIJAYKUMAR
PARCEL NO.:	0938 001
PARCEL ADDRESS:	2505 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,634,630.00
APPLICANT'S OPINION:	\$817,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4768
APPLICANT:	PATEL, VIJAYKUMAR
PARCEL NO.:	0938 018
PARCEL ADDRESS:	2525 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,847,357.00
APPLICANT'S OPINION:	\$924,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5041
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 037
PARCEL ADDRESS:	1065V MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$470,587.00
APPLICANT'S OPINION:	\$235,294.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5042
APPLICANT: PUBLIC STORAGE INC.
PARCEL NO.: 3511 038
PARCEL ADDRESS: 1063V MINNA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$481,044.00
APPLICANT'S OPINION: \$240,522.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5043
APPLICANT: PUBLIC STORAGE INC.
PARCEL NO.: 3511 039
PARCEL ADDRESS: 1053 1059 MINNA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,129,408.00
APPLICANT'S OPINION: \$564,704.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5044
APPLICANT: PUBLIC STORAGE INC.
PARCEL NO.: 3511 093
PARCEL ADDRESS: 0099 SO VAN NESS AV,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$20,862,708.00
APPLICANT'S OPINION: \$10,431,354.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5105
APPLICANT: HERCULES, MAURICIO
PARCEL NO.: 6748 063
PARCEL ADDRESS: 0137 0145 BOSWORTH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,387,195.00
APPLICANT'S OPINION: \$1,100,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5135
APPLICANT: MACHULE, DARREN
PARCEL NO.: 3590 048
PARCEL ADDRESS: 0372 0374 CAPP ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$955,684.00
APPLICANT'S OPINION: \$800,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5152
APPLICANT: LEXINGTON LION SF
PARCEL NO.: 3957 003
PARCEL ADDRESS: 1950 - 17TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$39,253,266.00
APPLICANT'S OPINION: \$20,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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**JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD**

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, April 10, 2013, at 1:30 p.m.

Present: Louisa Mendoza, Meg Ruxton and Mervin Conlan

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-5135	Darren Machule	Submitted

At the hour of 1:58 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 2:05 p.m. and took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-5135	Darren Machule	A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting various years of the Assessment Roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-5105	Mauricio Hercules	Denied; No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

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<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-4682	Alicia Atienza	Withdrawn
2011-4683	Andreini, J & L Trust	Postponed
2011-4687	Dominic Brennan	Withdrawn
2011-4739	Toyu Yazaki	Withdrawn
2011-4767	Vijay Patel	Withdrawn
2011-4768	Vijay Patel	Withdrawn
2011-5041	Public Storage Inc.	Postponed
2011-5042	Public Storage Inc.	Postponed
2011-5043	Public Storage Inc.	Postponed
2011-5044	Public Storage Inc.	Postponed
2011-5152	Lexington Lion SF	Postponed

There being no further business, the Board, at the hour of 2:10 p.m., recessed to reconvene Friday, April 12, 2013, at 9:30 a.m.

Angela Calvillo
Clerk



Dawn Duran
Administrator

Approved by the Board on Friday, April 12, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Thursday, April 11, 2013

9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2823
APPLICANT:	SHC ST. FRANCIS, LLC
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 0345 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$368,964,179.00
APPLICANT'S OPINION:	\$200,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

DATE POSTED
APR 04 2013
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION: 2009-2824
APPLICANT: SHC ST. FRANCIS, LLC
PARCEL NO.: 0307 013
PARCEL ADDRESS: 0455 POST ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$108,879,940.00
APPLICANT'S OPINION: \$75,000,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3011
APPLICANT: CHARLES SCHWAB & CO. (LESSEE)
PARCEL NO.: 3738 012
PARCEL ADDRESS: 0215 FREMONT ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$149,824,832.00
APPLICANT'S OPINION: \$75,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3368
APPLICANT: POST-MONTGOMERY ASSOCIATES
PARCEL NO.: 0292 004
PARCEL ADDRESS: 0068 0082 POST ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$16,312,075.00
APPLICANT'S OPINION: \$2,785,150.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3371
APPLICANT: POST-MONTGOMERY ASSOCIATES
PARCEL NO.: 0292 005
PARCEL ADDRESS: 0098 POST ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,503,433.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3372
APPLICANT: POST-MONTGOMERY ASSOCIATES
PARCEL NO.: 0292 006
PARCEL ADDRESS: 0110 KEARNY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,450,562.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3373
APPLICANT: POST-MONTGOMERY ASSOCIATES
PARCEL NO.: 0292 007
PARCEL ADDRESS: 0116 KEARNY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,225,271.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3374
APPLICANT: POST-MONTGOMERY ASSOCIATES
PARCEL NO.: 0292 008
PARCEL ADDRESS: 0120 0130 KEARNY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,750,729.00
APPLICANT'S OPINION: \$4,078,547.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3375
APPLICANT: POST-MONTGOMERY ASSOCIATES
PARCEL NO.: 0292 014
PARCEL ADDRESS: 0000,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$7,046,729.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3377
APPLICANT: POST-MONTGOMERY ASSOCIATES
PARCEL NO.: 0292 015
PARCEL ADDRESS: 0165 SUTTER ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$369,447,061.00
APPLICANT'S OPINION: \$140,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3378
APPLICANT: POST-MONTGOMERY ASSOCIATES
PARCEL NO.: 0292 016
PARCEL ADDRESS: 0165 SUTTER,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$12,532,057.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3439
APPLICANT: SHR ST. FRANCIS LLC
PARCEL NO.: 0307 001
PARCEL ADDRESS: 0301 0345 POWELL ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$375,896,440.00
APPLICANT'S OPINION: \$115,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3441
APPLICANT: SHR ST. FRANCIS LLC
PARCEL NO.: 0307 013
PARCEL ADDRESS: 0455 POST ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$108,621,895.00
APPLICANT'S OPINION: \$35,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3230
APPLICANT: SHR ST. FRANCIS LLC
PARCEL NO.: 0307 001
PARCEL ADDRESS: 0301 0345 POWELL ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$361,131,605.00
APPLICANT'S OPINION: \$170,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3231
APPLICANT: SHR ST. FRANCIS LLC
PARCEL NO.: 0307 013
PARCEL ADDRESS: 0455 POST ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$105,333,157.00
APPLICANT'S OPINION: \$30,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3253
APPLICANT: POST MONTGOMERY ASSOCIATES
PARCEL NO.: 0292 016
PARCEL ADDRESS: 0165 SUTTER,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$12,626,423.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3254
APPLICANT: POST MONTGOMERY ASSOCIATES
PARCEL NO.: 0292 015
PARCEL ADDRESS: 0165 SUTTER ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$372,228,997.00
APPLICANT'S OPINION: \$140,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3255
APPLICANT: POST MONTGOMERY ASSOCIATES
PARCEL NO.: 0292 014
PARCEL ADDRESS: 0000,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$7,099,789.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3256
APPLICANT: POST MONTGOMERY ASSOCIATES
PARCEL NO.: 0292 008
PARCEL ADDRESS: 0120 0130 KEARNY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,934,297.00
APPLICANT'S OPINION: \$4,211,924.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3257
APPLICANT:	POST MONTGOMERY ASSOCIATES
PARCEL NO.:	0292 007
PARCEL ADDRESS:	0116 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,242,026.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3258
APPLICANT:	POST MONTGOMERY ASSOCIATES
PARCEL NO.:	0292 006
PARCEL ADDRESS:	0110 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,484,074.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3259
APPLICANT:	POST MONTGOMERY ASSOCIATES
PARCEL NO.:	0292 005
PARCEL ADDRESS:	0098 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,522,282.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

24) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3260
APPLICANT:	POST MONTGOMERY ASSOCIATES
PARCEL NO.:	0292 004
PARCEL ADDRESS:	0068 0082 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$16,221,010.00
APPLICANT'S OPINION:	\$2,577,169.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3860
APPLICANT:	WILLIAMS - SONOMA, INC.
PARCEL NO.:	0112 001
PARCEL ADDRESS:	1051 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$28,792,113.00
APPLICANT'S OPINION:	\$14,400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS	POSTPONED

26) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3861
APPLICANT:	WILLIAMS - SONOMA, INC.
PARCEL NO.:	0112 009
PARCEL ADDRESS:	1150 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$76,287,932.00
APPLICANT'S OPINION:	\$45,704,689.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS	POSTPONED

27) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3902
APPLICANT:	CHARLES SCHWAB & CO
PARCEL NO.:	3738 012
PARCEL ADDRESS:	0215 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$150,953,011.00
APPLICANT'S OPINION:	\$75,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, APRIL 11, 2013
12:00 to 1:15 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to deliberate and take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2009-2425
APPLICANT:	SFH ASSOCIATES LP
PARCEL NO.:	0255 002
PARCEL ADDRESS:	0001 NOB HILL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$64,478,092.00
APPLICANT'S OPINION:	\$38,683,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11:15 p.m. visit
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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, April 11, 2013, at 12:07 p.m.

Present: Jeff Morris, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Jeff Morris, Presiding

With no public present for comment, the Board went into closed session at 12:10 p.m. to review additional correspondence received subsequent to the April 1, 2013 hearing, and to deliberate the below listed application.

At the hour of 1:37 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-2425	SFH Associates, LP	1. The Board agreed to amend the personal property value that was presented by both parties at the April 1, 2013 hearing. 2. The assessed value for the real property was lowered by the Board.

There being no further business, the Board, at the hour of 1:45 p.m. recessed to reconvene on Monday, April 15, 2013, at 1:30 p.m.

Angela Calvillo
Clerk



Dawn Duran
Administrator

Approved by the Board April 18, 2013

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, APRIL 12, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session for the Board to continue preparing its findings of fact as requested by applicant for the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2009-3302

APPLICANT:	PETER SPERLING
PARCEL NO.:	0963 039
PARCEL ADDRESS:	2845 Broadway
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$28,117,344
APPLICANT'S OPINION:	\$14,000,000
ASSESSOR'S VALUE @ HEARING:	\$11,550,000
BOARD DECISION:	\$13,860,000
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8:15 am add
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*ASSESSMENT APPEALS BOARD NO. 2
CLOSED SESSION MEETING
FRIDAY, APRIL 12, 2013 AT 9:30AM*

B. APPLICATION:	2009-3303	
APPLICANT:		PETER SPERLING
PARCEL NO.:		0963 040
PARCEL ADDRESS:		2940 Pacific Ave
TOPIC:		Decline in Value
CURRENT ASSESSMENT:		\$8,336,788
APPLICANT'S OPINION:		\$4,100,000
ASSESSOR'S VALUE @ HEARING:		\$3,450,000
BOARD DECISION:		\$4,140,000
TAXABLE YEAR:		2009
APPEAL TYPE:		Real Property
ROLL TYPE:		REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, April 15, 2013
1:30 PM

4/10/13
2:31pm

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- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0444
APPLICANT:	BON AIRE GROUP, LLC
PARCEL NO.:	0279 008
PARCEL ADDRESS:	1040 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,100,000.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-0445
APPLICANT: BON AIRE GROUP, LLC
PARCEL NO.: 0279 008
PARCEL ADDRESS: 1040 SUTTER ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,222,000.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3178
APPLICANT: BON AIRE GROUP, LLC
PARCEL NO.: 0279 008
PARCEL ADDRESS: 1040 SUTTER ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,260,275.00
APPLICANT'S OPINION: \$4,006,282.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3185
APPLICANT: MOSSER, CHARLES
PARCEL NO.: 0551 014
PARCEL ADDRESS: 1640 VALLEJO ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,188,329.00
APPLICANT'S OPINION: \$2,002,408.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3370
APPLICANT: DUBIER, PAMELA
PARCEL NO.: 3731 055
PARCEL ADDRESS: 0076 MOSS ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$922,718.00
APPLICANT'S OPINION: \$600,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3377
APPLICANT: NEW MONTGOMERY PRTN
PARCEL NO.: 3707 066
PARCEL ADDRESS: 0074 NEW MONTGOMERY ST, C3
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,253,031.00
APPLICANT'S OPINION: \$1,500,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3379
APPLICANT: EUSEBEIA LLC
PARCEL NO.: 0165 004
PARCEL ADDRESS: 0316 0318 PACIFIC AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,556,792.00
APPLICANT'S OPINION: \$1,500,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3382
APPLICANT: PATEL, NASER
PARCEL NO.: 3731 019
PARCEL ADDRESS: 1040 1044 FOLSOM ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,340,213.00
APPLICANT'S OPINION: \$700,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3397
APPLICANT: TRAITEL, DAVID
PARCEL NO.: 0222A060
PARCEL ADDRESS: 1170 SACRAMENTO ST, 16D
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,500,000.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3420
APPLICANT: JW CONTINENTAL LLC
PARCEL NO.: 0503 104
PARCEL ADDRESS: 1447 LOMBARD ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,101,751.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3970
APPLICANT: MURPHY & MOORE FAMILY TRUST
PARCEL NO.: 0644 005
PARCEL ADDRESS: 1435 1437 LARKIN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,003,539.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4134
APPLICANT: HPI 2161 SUTTER LP
PARCEL NO.: 0682 005
PARCEL ADDRESS: 2161 SUTTER ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$13,067,393.00
APPLICANT'S OPINION: \$9,566,926.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4153
APPLICANT: GERALD & GAIL EISELMAN LVG TR
PARCEL NO.: 3707 004
PARCEL ADDRESS: 0036 0040 02ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,646,540.00
APPLICANT'S OPINION: \$3,675,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4873
APPLICANT:	CONOVER, SARAH
PARCEL NO.:	0174 012
PARCEL ADDRESS:	0350 JACKSON ST, #C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,279,994.00
APPLICANT'S OPINION:	\$700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4907
APPLICANT:	FOSS CREEK ASSOC LLC
PARCEL NO.:	0296 046
PARCEL ADDRESS:	0490 POST ST, UNIT 512
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$150,769.00
APPLICANT'S OPINION:	\$100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, April 15, 2013, at 1:35 p.m.

Present: Daniel Hershkowitz, Diane Robinson and Joseph Tham and

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting 2011 the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

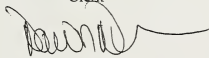
<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-3370	Pamela Dubier	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-0444	Bon Aire Group, LLC	Withdrawn
2010-0445	Bon Aire Group, LLC	Withdrawn
2011-3178	Bon Aire Group, LLC	Withdrawn
2011-3185	Charles Mosser	Withdrawn
2011-3377	New Montgomery Prtn	Withdrawn
2011-3379	Eusebeia LLC	Withdrawn
2011-3382	Naser Patel	Withdrawn
2011-3397	David Traitel	Postponed
2011-3420	JW Continental LLC	Withdrawn
2011-3970	Murphy & Moore Family Trust	Withdrawn
2011-4134	HP1 2161 Sutter LP	Withdrawn
2011-4153	Gerald & Gail Eiselman LVG TR	Withdrawn
2011-4873	Sarah Conover	Withdrawn
2011-4907	Foss Creek Assoc LLC	Postponed

There being no further business, the Board, at the hour of 2:10 p.m. recessed to reconvene on Tuesday, April 16, 2013, at 9:30 a.m.

Angela Calvillo
Clerk



Dawn Duran
Administrator

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Approved by the Board April 18, 2013

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E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board I Hearing
Room 406, City Hall
Tuesday, April 16, 2013
9:30 AM

4/10/13
2:31 PM

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- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3215
APPLICANT:	BENTLY HOLDINGS CALIFORNIA, LP
PARCEL NO.:	0309 020
PARCEL ADDRESS:	0234 0240 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$29,073,336.00
APPLICANT'S OPINION:	\$26,166,002.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2857
APPLICANT: BENTLY HOLDINGS CALIFORNIA, LP
PARCEL NO.: 0309 020
PARCEL ADDRESS: 0234 0240 STOCKTON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$30,584,556.00
APPLICANT'S OPINION: \$24,783,668.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2860
APPLICANT: BENTLY NOB HILL
PARCEL NO.: 0214 016
PARCEL ADDRESS: 1360 JONES ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$26,072,261.00
APPLICANT'S OPINION: \$21,260,200.00
TAXABLE YEAR: 2010
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR
STATUS: POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3491
APPLICANT: PUBLIC POLICY INSTITUTE OF CA
PARCEL NO.: 0196 023
PARCEL ADDRESS: 0500 WASHINGTON ST,
TOPIC:
CURRENT ASSESSMENT: \$35,042,303.00
APPLICANT'S OPINION: \$18,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3827
APPLICANT: BENTLY NOB HILL
PARCEL NO.: 0214 016
PARCEL ADDRESS: 1360 JONES ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$25,930,412.00
APPLICANT'S OPINION: \$15,719,300.00
TAXABLE YEAR: 2011
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR
STATUS: POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3828
APPLICANT: BENTLY HOLDINGS CALIFORNIA, LP
PARCEL NO.: 0309 020
PARCEL ADDRESS: 0234 0240 STOCKTON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$30,860,695.00
APPLICANT'S OPINION: \$15,422,300.00
TAXABLE YEAR: 2011
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR
STATUS: POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3962
APPLICANT: LBA REALTY FUND III
PARCEL NO.: 3783 007
PARCEL ADDRESS: 0650 7TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$26,755,817.00
APPLICANT'S OPINION: \$9,999,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4330
APPLICANT: ROSELEE, LLC
PARCEL NO.: 3702 054
PARCEL ADDRESS: 1155 MARKET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$34,186,607.00
APPLICANT'S OPINION: \$23,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4846
APPLICANT: ONE RINCON HILL PHASE II LLC
PARCEL NO.: 3765 022
PARCEL ADDRESS: 0401 HARRISON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$25,599,956.00
APPLICANT'S OPINION: \$10,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

**Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, April 16, 2013
1:30 PM**

4/10/13
2:31 PM

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- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0969
APPLICANT:	MORTON'S OF CHICAGO
PARCEL NO.:	2010202467
PARCEL ADDRESS:	0400 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,459,966.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2984
APPLICANT: SHIREMAN/CHIKAWA FAMILY TRUST
PARCEL NO.: 5678 029
PARCEL ADDRESS: 0428 0430 CORTLAND AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,551,712.00
APPLICANT'S OPINION: \$1,009,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3033
APPLICANT: SHAUB, MARGOT
PARCEL NO.: 4107 059
PARCEL ADDRESS: 1016 TENNESSEE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$944,395.00
APPLICANT'S OPINION: \$755,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3051
APPLICANT: KOTAKE, DONNA
PARCEL NO.: 7249 004
PARCEL ADDRESS: 0123 MEADOWBROOK DR,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$953,908.00
APPLICANT'S OPINION: \$850,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

- 6) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------|
| APPLICATION: | 2011-3195 |
| APPLICANT: | TRAN, LONG BAO |
| PARCEL NO.: | 1912 002K |
| PARCEL ADDRESS: | 1638 - 32ND AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$880,179.00 |
| APPLICANT'S OPINION: | \$500,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------|
| APPLICATION: | 2011-3283 |
| APPLICANT: | ZAVVARI, HOSSEIN |
| PARCEL NO.: | 6997 007 |
| PARCEL ADDRESS: | 0363 BYXBEE ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$570,000.00 |
| APPLICANT'S OPINION: | \$465,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 8) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------|
| APPLICATION: | 2011-3288 |
| APPLICANT: | BEZVERKH, KLARA |
| PARCEL NO.: | 2054 015 |
| PARCEL ADDRESS: | 1878 - 18TH AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,045,559.00 |
| APPLICANT'S OPINION: | \$799,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3385
APPLICANT: KENDALL, GAIL
PARCEL NO.: 8704 274
PARCEL ADDRESS: 0300 BERRY ST, # 1609
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$933,775.00
APPLICANT'S OPINION: \$705,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3386
APPLICANT: KENDALL, GAIL
PARCEL NO.: 8704 273
PARCEL ADDRESS: 0300 BERRY ST, # 1608
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$742,798.00
APPLICANT'S OPINION: \$670,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3388
APPLICANT: KENDALL, GAIL
PARCEL NO.: 8704 272
PARCEL ADDRESS: 0300 BERRY ST, # 1607
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,080,526.00
APPLICANT'S OPINION: \$834,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3481
APPLICANT: RODERICK, ANDREW
PARCEL NO.: 2989 054
PARCEL ADDRESS: 0345 ULLOA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$800,000.00
APPLICANT'S OPINION: \$720,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4543
APPLICANT: ENGRACIA, GINA
PARCEL NO.: 3053 027
PARCEL ADDRESS: 0376 HAZEL WOOD AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,017,268.00
APPLICANT'S OPINION: \$920,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

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CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, April 16, 2013, at 1:30 p.m.

Present: Mervin Conlan, Fred Perez and Ed Campaña

Quorum present

Chairperson: Ed Campaña, Presiding

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The following listed applicants for change in the assessed valuation of property affecting 2010 and 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-0969	Morton's of Chicago	Denied
2010-2984	Shireman/Ichikawa Family Trust	Verbal Stipulation Approved
2011-3033	Margot Shaub	Verbal Stipulation Approved
2011-3195	Long Bao Tran	Submitted
2011-3283	Hossein Zavvari	Submitted
2011-3288	Klara Bezverkh	Submitted
2011-3385	Gail Kendall	Verbal Stipulation Approved
2011-3386	Gail Kendall	Verbal Stipulation Approved
2011-3388	Gail Kendall	Verbal Stipulation Approved
2011-3481	Andrew Roderick	Submitted
2011-4543	Gina Engracia	Submitted

At the hour of 4:20 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 4:40 p.m. and took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-3195	Long Bao Tran	A.V. Lowered (Board)
2011-3283	Hossein Zavvari	Denied
2011-3288	Klara Bezverkh	A.V. Lowered (Board)
2011-3481	Andrew Roderick	Denied
2011-4543	Gina Engracia	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-3051	Donna Kotake	Withdrawn

There being no further business, the Board, at the hour of 4:45 p.m. recessed to reconvene on Wednesday, April 17, 2013, at 9:30 a.m.

Angela Calvillo

Clerk

A handwritten signature in dark ink, appearing to read "Dawn Duran", with a long horizontal flourish extending to the right.

Dawn Duran

Administrator

Approved by the Board on Wednesday, April 17, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, April 17, 2013
9:30 AM

4/10/13
2:30pm

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3326
APPLICANT:	1888 GENEVA LLC
PARCEL NO.:	6423 236
PARCEL ADDRESS:	1828- 1838 1848-1858 GENEVA AVE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$17,664,635.00
APPLICANT'S OPINION:	\$10,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DOCUMENTS DEPT

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3352
APPLICANT: MOSSER, CHARLES W. C/O NEVEO MOSSER, ADMINSTRATOR
PARCEL NO.: 3525 057
PARCEL ADDRESS: 0479 - 10TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,221,098.00
APPLICANT'S OPINION: \$600,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4661
APPLICANT: JETRO CASH & CARRY D/B/A RESTAURANT DEPOT
PARCEL NO.: 4343 002
PARCEL ADDRESS: 2045 EVANS AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$12,257,258.00
APPLICANT'S OPINION: \$10,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4665
APPLICANT: AON SERVICES CORP
PARCEL NO.: 2010204183
PARCEL ADDRESS: 0199 FREMONT ST,
TOPIC:
CURRENT ASSESSMENT: \$6,408,829.00
APPLICANT'S OPINION: \$4,807,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3173
APPLICANT:	MOSSER, CHARLES
PARCEL NO.:	3525 057
PARCEL ADDRESS:	0479 - 10TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,230,292.00
APPLICANT'S OPINION:	\$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3521
APPLICANT:	LOU, CHIN HONG
PARCEL NO.:	2509 050
PARCEL ADDRESS:	2927 WAWONA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$741,792.00
APPLICANT'S OPINION:	\$650,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3558
APPLICANT:	LEE, STEPHEN
PARCEL NO.:	2462A008
PARCEL ADDRESS:	2655 - 34TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,079,627.00
APPLICANT'S OPINION:	\$945,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3572
APPLICANT:	MEI, KUONG PHOEBE
PARCEL NO.:	1873 038
PARCEL ADDRESS:	1590 1592 28TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$992,092.00
APPLICANT'S OPINION:	\$810,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3580
APPLICANT:	AEROV, MAXIM
PARCEL NO.:	2354 001G
PARCEL ADDRESS:	2331 - 25TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,001,715.00
APPLICANT'S OPINION:	\$775,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3624
APPLICANT:	WALTON, ROSE
PARCEL NO.:	6119 019
PARCEL ADDRESS:	0339 WOOLSEY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$777,915.00
APPLICANT'S OPINION:	\$675,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3630
APPLICANT:	CHEN, YAN ANNE
PARCEL NO.:	7085 032
PARCEL ADDRESS:	0142 RALSTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$460,000.00
APPLICANT'S OPINION:	\$325,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, April 17, 2013, at 9:30 a.m.

Present: Meg Ruxton, Fred Perez and Ed Campaña

Quorum present

Chairperson: Ed Campaña, Presiding

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The following listed applicants for change in the assessed valuation of property affecting 2010 and 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-3326	1888 Geneva LLC	Verbal Stipulation Approved
2010-3352	Mosser, Charles	Verbal Stipulation Approved
2010-4661	Jetro Cash & Carry	Verbal Stipulation Approved
2011-3173	Mosser, Charles	Verbal Stipulation Approved
2011-3558	Stephen Lee	Submitted
2011-3572	Kuong Phoebe Mei	A.V. Lowered to Assessor recommended value; 2 to 1 vote with Commissioner Campaña dissenting
2011-3580	Maxim Aerov	Submitted
2011-3624	Rose Walton	Submitted
2011-3630	Yan Anne Chen	Submitted

At the hour of 11:40 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 12:05 p.m. and took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-3558	Stephen Lee	A.V. Lowered (Board)
2011-3580	Maxim Aerov	A.V. Lowered (Board)
2011-3624	Rose Walton	A.V. Lowered (Board)
2011-3630	Yan Anne Chen	Denied

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-3521	Chin Hong Lou	Denied-No Show

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-4665	Aon Services Corp	Withdrawn

There being no further business, the Board, at the hour of 12:10 p.m. recessed to reconvene on Tuesday, April 23, 2013, at 9:30 a.m.

Angela Calvillo
Clerk



Dawn Duran
Administrator

Approved by the Board on Thursday, April 25, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, April 18, 2013
9:30 AM (ALL DAY)

4/18/13
2:30pm

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2846
APPLICANT:	ADOBE SYSTEMS, INC.
PARCEL NO.:	3799 008
PARCEL ADDRESS:	0625 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$21,709,298.00
APPLICANT'S OPINION:	\$20,153,333.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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- 3) Hearing, discussion, and possible action involving:
- | | |
|----------------------|---------------------|
| APPLICATION: | 2009-2848 |
| APPLICANT: | ADOBE SYSTEMS, INC. |
| PARCEL NO.: | 3799 001 |
| PARCEL ADDRESS: | 0601 TOWNSEND ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$86,733,090.00 |
| APPLICANT'S OPINION: | \$80,788,194.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 4) Hearing, discussion, and possible action involving:
- | | |
|----------------------|---------------------|
| APPLICATION: | 2010-4285 |
| APPLICANT: | ADOBE SYSTEMS, INC. |
| PARCEL NO.: | 3799 001 |
| PARCEL ADDRESS: | 0601 TOWNSEND ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$85,449,561.00 |
| APPLICANT'S OPINION: | \$69,810,599.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
- | | |
|----------------------|---------------------|
| APPLICATION: | 2010-4286 |
| APPLICANT: | ADOBE SYSTEMS, INC. |
| PARCEL NO.: | 3799 008 |
| PARCEL ADDRESS: | 0625 TOWNSEND ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$25,577,905.00 |
| APPLICANT'S OPINION: | \$20,956,428.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2767
APPLICANT: GLENBOROUGH NEW MONTGOMERY LLC
PARCEL NO.: 3707 062
PARCEL ADDRESS: 0033 NEW MONTGOMERY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$90,248,214.00
APPLICANT'S OPINION: \$27,072,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3857
APPLICANT: HILTON HOTELS CORPORATION
PARCEL NO.: 0325 031
PARCEL ADDRESS: 0001 HILTON SQUARE ,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$369,887,393.00
APPLICANT'S OPINION: \$191,503,115.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3913
APPLICANT: ADOBE SYSTEMS, INC.
PARCEL NO.: 3799 008
PARCEL ADDRESS: 0625 TOWNSEND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$20,636,547.00
APPLICANT'S OPINION: \$14,889,912.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3914
APPLICANT:	ADOBE SYSTEMS, INC.
PARCEL NO.:	3799 001
PARCEL ADDRESS:	0601 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$85,745,844.00
APPLICANT'S OPINION:	\$63,612,622.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4152
APPLICANT:	PPF OFF 150 CALIFORNIA, LP
PARCEL NO.:	0236 019
PARCEL ADDRESS:	0150 CALIFORNIA ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$116,391,961.00
APPLICANT'S OPINION:	\$85,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, April 18, 2013, at 9:30 a.m.

Present: Diane Robinson, Joseph Tham and Mark Watts

Quorum present

Chairperson: Mark Watts, Presiding

GOVERNMENT
DOCUMENTS DEPT

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With the following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year being present, the Board heard evidence and testimony in support of the Stipulation Agreements between the parties.

At the hour of 10:52 a.m. the Board went into closed session to deliberate the Stipulation Agreements. The Board reconvened in open session at 11:15 a.m. and took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-2846	Adobe Systems	Stipulation Denied; 2-1 vote with Member Robinson dissenting to accept.
2009-2848	Adobe Systems	Same as above.

The following listed applicant for change in the assessed valuation of property affecting 2009 and 2010 assessment roll being present, the Board held a full evidentiary hearing on the below listed applications, then took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-2846	Adobe Systems	Submitted
2009-2848	Adobe Systems	Submitted
2010-4285	Adobe Systems	Submitted
2010-4286	Adobe Systems	Submitted

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-4152	PPF OFF 150 California, LP	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-2767	Glenborough New Montgomery	Withdrawn
2011-3857	Hilton Hotels Corporation	Withdrawn
2011-3913	Adobe Systems, Inc.	Withdrawn
2011-3914	Adobe Systems, Inc.	Withdrawn

RECESS

The Board, at the hour of 12:08 p.m., recessed to reconvene at 1:00 p.m.

RECONVENING OF THE BOARD

Present: Diane Robinson, Joseph Tham and Mark Watts

Quorum present

Chairperson: Mark Watts, Presiding

With no public present for comment, the Board went into closed session at 1:07 p.m. to deliberate and take possible action on the applications taken under submission during the morning session. At the hour of 1:45 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-2846	Adobe Systems	A.V. Lowered by the Board, but higher than Assessor's recommended value.
2009-2848	Adobe Systems	A.V. Lowered by the Board, but higher than Assessor's recommended value.

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition-(con't)</u>
2010-4285	Adobe Systems	A.V. Lowered by the Board, but higher than Assessor's recommended value.
2010-4286	Adobe Systems	A.V. Lowered by the Board, but higher than Assessor's recommended value.

There being no further business, the Board, at the hour of 1:52 p.m., recessed to reconvene Friday, April 19, 2013 at 9:00 a.m.

Angela Calvillo
Clerk



Dawn Duran
Administrator

Approved by the Board on Tuesday, April 23, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, April 19, 2013
2:00 AM

4/10/13
2:29pm

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2349
APPLICANT:	LEICHTLING AND STERN FAMILY TRUST
PARCEL NO.:	0660 072
PARCEL ADDRESS:	2104 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$904,705.00
APPLICANT'S OPINION:	\$700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2350
APPLICANT:	LEICHTLING AND STERN FAMILY TRUST
PARCEL NO.:	0660 071
PARCEL ADDRESS:	0019 WILMOT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$680,316.00
APPLICANT'S OPINION:	\$300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, April 19, 2013 at 9:23 a.m.

Present: Lawrence Lee, Jeff Morris and Diane Robinson

Quorum present

Chairperson: Jeff Morris, Presiding

Deputy City Attorney: Marie Blits

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4/19/13
The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board heard evidence and testimony from the parties regarding application 2010-2350. In addition, the Board requested a summarized recap from both parties of the evidentiary proceedings for application 2010-2349, which was heard by the Board and taken under submission on March 14, 2012.

At the hour of 10:57 a.m., the Board went into closed session to consult with legal counsel and deliberate both of the below listed applications. The Board reconvened in open session at 12:22 p.m. and took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-2349	Leichtling & Stern Family Trust	Denied
2010-2350	Leichtling & Stern Family Trust	Continued; clerk instructed to send letter asking for additional information.

There being no further business, the Board, at the hour of 12:25 p.m. recessed to reconvene Monday, April 22, 2013 at 9:30 a.m.

Angela Calvillo
Clerk



Dawn Duran
Administrator

Approved by the Board April 23, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD

City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Monday, April 22, 2013

9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0269
APPLICANT:	CHUNG-MAO, MY
PARCEL NO.:	5382 002
PARCEL ADDRESS:	0008 TOPEKA AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$530,324.00
APPLICANT'S OPINION:	\$350,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-1449
APPLICANT: MODEL, LOUISE
PARCEL NO.: 0488A044
PARCEL ADDRESS: 3348 3350 SCOTT ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,890,612.00
APPLICANT'S OPINION: \$1,700,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2352
APPLICANT: LEUNG, JOYCE
PARCEL NO.: 1488 001A
PARCEL ADDRESS: 0509 POINT LOBOS AVE,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$678,400.00
APPLICANT'S OPINION: \$600,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR
STATUS: POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-0105
APPLICANT: SEDGWICK, THOMAS
PARCEL NO.: 0568 015
PARCEL ADDRESS: 2512 OCTAVIA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,940,039.00
APPLICANT'S OPINION: \$1,952,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

- 6) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-----------------------|
| APPLICATION: | 2011-0362 |
| APPLICANT: | DEPIERRIS, MARTA |
| PARCEL NO.: | 0565 017 |
| PARCEL ADDRESS: | 2654 2658 WEBSTER ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,974,704.00 |
| APPLICANT'S OPINION: | \$1,400,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-----------------------|
| APPLICATION: | 2011-0600 |
| APPLICANT: | HEINRICH FAMILY TRUST |
| PARCEL NO.: | 0567 098 |
| PARCEL ADDRESS: | 1998 BROADWAY, 1207 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$922,718.00 |
| APPLICANT'S OPINION: | \$828,162.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 8) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------|
| APPLICATION: | 2011-3026 |
| APPLICANT: | BROWN BEAR TRUST |
| PARCEL NO.: | 0599 097 |
| PARCEL ADDRESS: | 2040 FRANKLIN ST, 1207 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,024,218.00 |
| APPLICANT'S OPINION: | \$750,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3035
APPLICANT:	YAMAMOTO, THOMAS
PARCEL NO.:	3735 109
PARCEL ADDRESS:	0246 - 02ND ST, #1002
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$870,000.00
APPLICANT'S OPINION:	\$704,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3167
APPLICANT:	KASHKOOL, ROSLYN
PARCEL NO.:	0071 002
PARCEL ADDRESS:	2239 2243 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,258,196.00
APPLICANT'S OPINION:	\$2,600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3412
APPLICANT:	LOPRESTO, ROBERT
PARCEL NO.:	3785 054
PARCEL ADDRESS:	0175 BLUXOME ST, #125
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$479,000.00
APPLICANT'S OPINION:	\$325,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3450
APPLICANT: CHIU, STANLEY
PARCEL NO.: 3744 068
PARCEL ADDRESS: 0075 FOLSOM ST, 1704
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,800,000.00
APPLICANT'S OPINION: \$1,100,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4117
APPLICANT: FRANK NORRIS CONDOS INC
PARCEL NO.: 0668 038
PARCEL ADDRESS: 0081 FRANK NORRIS PL, 605
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$522,671.00
APPLICANT'S OPINION: \$290,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4119
APPLICANT: FRANK NORRIS CONDOS INC
PARCEL NO.: 0668 015
PARCEL ADDRESS: 0081 FRANK NORRIS PL, 203
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$397,029.00
APPLICANT'S OPINION: \$290,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4120
APPLICANT: FRANK NORRIS CONDOS INC
PARCEL NO.: 0668 024
PARCEL ADDRESS: 0081 FRANK NORRIS PL, 403
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$392,003.00
APPLICANT'S OPINION: \$290,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4122
APPLICANT: FRANK NORRIS CONDOS INC
PARCEL NO.: 0668 014
PARCEL ADDRESS: 0081 FRANK NORRIS PL, 201
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$582,981.00
APPLICANT'S OPINION: \$290,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, April 22, 2013, at 9:30 a.m.

Present: Greg Blaine, Daniel Hershkowitz and Diane Robinson

Quorum present

Chairperson: Greg Blaine, Presiding

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board heard evidence and testimony from both parties regarding the below listed applications,

At the hour of 12:16 p.m. the Board went into closed session to deliberate the following applications. The Board reconvened in open session at 1:03 p.m. and took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-1449	Louise Model	A.V. Lowered (Board)
2011-0105	Thomas Sedgwick	A.V. Lowered (Board)
2011-0362	Marta Depierris	A.V. Lowered (Board)
2011-0600	Heinrich Family Trust	A.V. Lowered (Board)
2011-3026	Brown Bear Trust	A.V. Lowered (Board)
2011-3167	Roslyn Kashkooli	A.V. Lowered (Board)
2011-3412	Robert Lopresto	Denied

Commissioner Robinson Recused Himself from the Following Applications Due to a Potential Conflict of Interest; Parties Agreed to Proceed with a Quorum of the Board:

2011-4117	Frank Norris Condos, Inc.	A.V. Lowered (Board)
2011-4119	Frank Norris Condos, Inc.	A.V. Lowered (Board)
2011-4120	Frank Norris Condos, Inc.	A.V. Lowered (Board)
2011-4122	Frank Norris Condos, Inc.	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-3450	Stanley Chiu	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-0269	My Chung-Mao	Postponed
2010-2352	Joyce Leung	Postponed
2011-3035	Thomas Yamamoto	Postponed

There being no further business, the Board, at the hour of 1:08 p.m., recessed to reconvene Tuesday, April 23, 2013 at 12:00 p.m.

Angela Calvillo
Clerk



Dawn Duran
Administrator

Approved by the Board April 23, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Tuesday, April 23, 2013

9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5014
APPLICANT:	1401 HOWARD, LLC
PARCEL NO.:	3517 035
PARCEL ADDRESS:	1401 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,199,025.00
APPLICANT'S OPINION:	\$10,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5127
APPLICANT:	APPLE INC.
PARCEL NO.:	2011208982
PARCEL ADDRESS:	2125 CHESTNUT ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$6,440,117.00
APPLICANT'S OPINION:	\$200.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5128
APPLICANT:	APPLE INC.
PARCEL NO.:	2011206034
PARCEL ADDRESS:	0018 ELLIS ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$5,028,958.00
APPLICANT'S OPINION:	\$200.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5170
APPLICANT:	DOLBY LABORATORIES, INC.
PARCEL NO.:	3782 003
PARCEL ADDRESS:	0999 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$23,299,321.00
APPLICANT'S OPINION:	\$11,926,480.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5171
APPLICANT: DOLBY LABORATORIES, INC.
PARCEL NO.: 3920 001
PARCEL ADDRESS: 0100 POTRERO AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$10,520,557.00
APPLICANT'S OPINION: \$5,260,278.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5172
APPLICANT: DOLBY LABORATORIES, INC.
PARCEL NO.: 3921A006
PARCEL ADDRESS: 0150V HAMPSHIRE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$839,466.00
APPLICANT'S OPINION: \$419,733.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5184
APPLICANT: KANG, PING QI
PARCEL NO.: 1609 021F
PARCEL ADDRESS: 0700 - 36TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,600,000.00
APPLICANT'S OPINION: \$700,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5185
APPLICANT:	KANG, PING QI
PARCEL NO.:	1609 021F
PARCEL ADDRESS:	0700 - 36TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,600,000.00
APPLICANT'S OPINION:	\$700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5211
APPLICANT:	AU ENERGY LLC
PARCEL NO.:	2011210504
PARCEL ADDRESS:	2200 ALEMANY BLVD,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$427,436.00
APPLICANT'S OPINION:	\$107,136.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5212
APPLICANT:	AU ENERGY LLC
PARCEL NO.:	2011210503
PARCEL ADDRESS:	0800 TURK ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$611,151.00
APPLICANT'S OPINION:	\$77,870.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5213
APPLICANT: AU ENERGY LLC
PARCEL NO.: 2011210502
PARCEL ADDRESS: 2399 - 19TH AVE,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$567,487.00
APPLICANT'S OPINION: \$90,870.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5243
APPLICANT: RUTHERFORD, GAIL
PARCEL NO.: 1740 010
PARCEL ADDRESS: 1251 - 10TH AVE,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,500,000.00
APPLICANT'S OPINION: \$1,265,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5248
APPLICANT: UNITED PARCEL SERVICE, INC.
PARCEL NO.: 2011200796
PARCEL ADDRESS: 2222 - 17TH ST,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$2,126,139.00
APPLICANT'S OPINION: \$2,008,066.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5273
APPLICANT:	RSC EQUIPMENT RENTAL
PARCEL NO.:	5285A005
PARCEL ADDRESS:	2177 JERROLD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,108,820.00
APPLICANT'S OPINION:	\$1,865,292.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5295
APPLICANT:	LEIFKER, DANIEL
PARCEL NO.:	4106 089
PARCEL ADDRESS:	0875 INDIANA ST, #426
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$635,736.00
APPLICANT'S OPINION:	\$590,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	WITHDRAWN

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, April 23, 2013, at 9:30 a.m.

Present: Louisa Mendoza, Meg Ruxton and Diana Daniel

Quorum present

Chairperson: Meg Ruxton, Presiding

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The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-5184	Ping Qi Kang	Submitted
2011-5185	Ping Qi Kang	Submitted
2011-5211	Au Energy LLC	Submitted
2011-5212	Au Energy LLC	Submitted
2011-5213	Au Energy LLC	Submitted

At the hour of 11:10 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:25 a.m. and took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-5184	Ping Qi Kang	A.V. Lowered (Board)
2011-5185	Ping Qi Kang	A.V. Lowered (Board)
2011-5211	Au Energy LLC	Denied; 2-1 vote with Commissioner Mendoza dissenting
2011-5212	Au Energy LLC	Same as above
2011-5213	Au Energy LLC	Same as above

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-5127	Apple Inc.	Denied-No Show
2011-5128	Apple Inc.	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-5014	1401 Howard, LLC	Withdrawn
2011-5170	Dolby Laboratories, Inc.	Withdrawn
2011-5171	Dolby Laboratories, Inc.	Withdrawn
2011-5172	Dolby Laboratories, Inc.	Withdrawn
2011-5243	Gail Rutherford	Postponed
2011-5248	United Parcel Service, Inc.	Withdrawn
2011-5273	RSC Equipment Rental	Withdrawn
2011-5295	Daniel Leifker	Withdrawn

There being no further business, the Board, at the hour of 11:30 a.m. recessed to reconvene on Thursday, April 25, 2013, at 1:30 p.m.

Angela Calvillo
Clerk



Dawn Duran
Administrator

Approved by the Board on Thursday, April 25, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
TUESDAY, APRIL 23, 2013
12:00 to 1:15 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to deliberate and take possible action on the legal issues only regarding the two changes in ownership at issue in the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2010-5588

APPLICANT:	O'SULLIVAN, MARGARET
PARCEL NO.:	2479 011
PARCEL ADDRESS:	2643 17TH AVE,
TOPIC:	Change in Ownership - No Reassessable Event
CURRENT ASSESSMENT:	\$310,718.00
APPLICANT'S OPINION:	\$66,237.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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B. APPLICATION: 2010-5589

APPLICANT:	O'SULLIVAN, MARGARET
PARCEL NO.:	2479 011
PARCEL ADDRESS:	2643 17TH AVE,
TOPIC:	Change in Ownership - No Reassessable Event
CURRENT ASSESSMENT:	\$555,279.00
APPLICANT'S OPINION:	\$66,238.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND SUPPLEMENTAL

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, April 23, 2013, at 12:04 p.m.

Present: Gregory Blaine and Jeffrey Morris

Quorum present

Chairperson: Gregory Blaine, Presiding

Deputy City Attorney Marie Blits

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With no public present for comment, the Board went into closed session at the hour of 12:10 p.m. to confer and consult with legal counsel and to deliberate the matters only pertaining to the change in ownership at issue for each of the below listed applications.

At the hour of 12:46 p.m., the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-5588	Margaret O'Sullivan	Denied Appeal on the Change in Ownership; Reschedule for Valuation Hearing
2010-5589	Margaret O'Sullivan	Denied Appeal on the Change in Ownership; Reschedule for Valuation Hearing

There being no further business, the Board, at the hour of 12:50 p.m., recessed to reconvene at 1:30 p.m. the same day, Tuesday, April 23, 2013

Angela Calvillo
Clerk



Dawn Duran
Administrator

Approved by the Board on Tuesday, April 30, 2013

Phone: (415) 554-6778
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TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, April 23, 2013
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3191
APPLICANT:	450 SANSOME LLC
PARCEL NO.:	0229 018
PARCEL ADDRESS:	0450 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$30,308,099.00
APPLICANT'S OPINION:	\$15,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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- 3) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------|
| APPLICATION: | 2009-3213 |
| APPLICANT: | UNITED COMMERCIAL BANK |
| PARCEL NO.: | 0227 048 |
| PARCEL ADDRESS: | 0555 MONTGOMERY ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$54,435,183.00 |
| APPLICANT'S OPINION: | \$26,300,000.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 4) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------|
| APPLICATION: | 2009-3309 |
| APPLICANT: | UNITED COMMERCIAL BANK |
| PARCEL NO.: | 0743 203 |
| PARCEL ADDRESS: | 0721 VAN NESS AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$24,607,448.00 |
| APPLICANT'S OPINION: | \$11,700,000.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------|
| APPLICATION: | 2009-3334 |
| APPLICANT: | X-4 DOLPHIN, LLC |
| PARCEL NO.: | 3940 001 |
| PARCEL ADDRESS: | 0409 4990 ILLINOIS ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$33,958,656.00 |
| APPLICANT'S OPINION: | \$17,000,000.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

6) Hearing, discussion, and possible action involving:

APPLICATION: 2009-5705
APPLICANT: VNO PATSON CANNERY LP
PARCEL NO.: 0010 001
PARCEL ADDRESS: 2801 LEAVENWORTH ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$30,500,000.00
APPLICANT'S OPINION: \$20,000,000.00
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION: 2009-5706
APPLICANT: VNO PATSON CANNERY LP
PARCEL NO.: 0010 001
PARCEL ADDRESS: 2801 LEAVENWORTH ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$30,500,000.00
APPLICANT'S OPINION: \$20,000,000.00
TAXABLE YEAR: 2007
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION: 2009-5889
APPLICANT: VNO PATSON CANNERY LP
PARCEL NO.: 0010 001
PARCEL ADDRESS: 2801 LEAVENWORTH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$31,110,000.00
APPLICANT'S OPINION: \$20,000,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION: 2010-1508
APPLICANT: 450 SANSOME LLC
PARCEL NO.: 0229 018
PARCEL ADDRESS: 0450 SANSOME ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$30,236,269.00
APPLICANT'S OPINION: \$15,070,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4470
APPLICANT: VNO PATSON CANNERY LP
PARCEL NO.: 0010 001
PARCEL ADDRESS: 2801 LEAVENWORTH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$31,656,994.00
APPLICANT'S OPINION: \$15,800,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, April 23, 2013, at 1:37 p.m.

Present: Diane Robinson and Mark Watts

Quorum present

Chairperson: Mark Watts, Presiding

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The following listed applicants for change in the assessed valuation of property affecting the 2009 and 2010 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-3309	United Commercial Bank	Postponed at Hearing; Reschedule in 90 days
2010-4470	VNO Patson Cannery LP	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-3191	450 Sansome LLC	Withdrawn
2009-3213	United Commercial Bank	Withdrawn
2009-3334	X-4 Dolphin, LLC	Withdrawn
2009-5705	VNO Patson Cannery LP	Withdrawn
2009-5706	VNO Patson Cannery LP	Withdrawn
2009-5889	VNO Patson Cannery LP	Withdrawn
2010-1508	450 Sansome LLC	Withdrawn

There being no further business, the Board, at the hour of 2:40 p.m., recessed to reconvene Thursday, April 25, 2013, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk



Approved by the Board May 6, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, April 25, 2013
9:30 AM

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- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1211
APPLICANT:	CB-1 HOTEL, LLC
PARCEL NO.:	3706 061
PARCEL ADDRESS:	0735 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$17,722,173.00
APPLICANT'S OPINION:	\$8,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION: 2009-1532
APPLICANT: PRIME PROPERTIES B10 DE LLC
PARCEL NO.: 0272 014
PARCEL ADDRESS: 0795 PINE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$16,238,499.00
APPLICANT'S OPINION: \$12,585,681.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION: 2009-3387
APPLICANT: SIC-369 PINE, LLC
PARCEL NO.: 0268 012
PARCEL ADDRESS: 0369 PINE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$13,066,645.00
APPLICANT'S OPINION: \$3,920,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2009-3389
APPLICANT: SIC-369 PINE, LLC
PARCEL NO.: 0268 013
PARCEL ADDRESS: 0002 PETRARCH PL,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$458,290.00
APPLICANT'S OPINION: \$137,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2009-3390
APPLICANT: SIC-369 PINE, LLC
PARCEL NO.: 0268 014
PARCEL ADDRESS: 0353 PINE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$896,765.00
APPLICANT'S OPINION: \$269,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2009-3391
APPLICANT: SIC-369 PINE, LLC
PARCEL NO.: 0268 015
PARCEL ADDRESS: 0000V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$145,741.00
APPLICANT'S OPINION: \$44,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2009-3403
APPLICANT: 945 ASSOCIATES LLC
PARCEL NO.: 3780 079
PARCEL ADDRESS: 0945 BRYANT ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$12,240,000.00
APPLICANT'S OPINION: \$3,672,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2009-3434
APPLICANT: WARWICK CALIFORNIA CORP.
PARCEL NO.: 0306 011
PARCEL ADDRESS: 0484 0486 GEARY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,398,711.00
APPLICANT'S OPINION: \$1,020,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2009-3435
APPLICANT: WARWICK CALIFORNIA CORP.
PARCEL NO.: 0306 012
PARCEL ADDRESS: 0490 0498 GEARY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,239,671.00
APPLICANT'S OPINION: \$2,472,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4913
APPLICANT: 935 KEARNY STREET, LLC
PARCEL NO.: 0177 001
PARCEL ADDRESS: 0153 COLUMBUS AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,500,329.00
APPLICANT'S OPINION: \$7,204,009.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4951
APPLICANT: WHARF MOTEL INVESTMENTS, INC.
PARCEL NO.: 0028 003
PARCEL ADDRESS: 1201 1205 COLUMBUS AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,787,816.00
APPLICANT'S OPINION: \$2,628,576.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2188
APPLICANT: WARWICK CALIFORNIA CORP.
PARCEL NO.: 0306 011
PARCEL ADDRESS: 0484 0486 GEARY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,390,656.00
APPLICANT'S OPINION: \$1,020,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2189
APPLICANT: WARWICK CALIFORNIA CORP.
PARCEL NO.: 0306 012
PARCEL ADDRESS: 0490 0498 GEARY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,220,143.00
APPLICANT'S OPINION: \$2,472,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2653
APPLICANT:	LOCKSHIN, HOWARD
PARCEL NO.:	1253 049
PARCEL ADDRESS:	1517 WALLER ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$1,184,000.00
APPLICANT'S OPINION:	\$784,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2655
APPLICANT:	LOCKSHIN, HOWARD
PARCEL NO.:	1253 049
PARCEL ADDRESS:	1517 WALLER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,238,569.00
APPLICANT'S OPINION:	\$829,317.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2785
APPLICANT:	WARWICK CALIFORNIA CORP.
PARCEL NO.:	0306 011
PARCEL ADDRESS:	0484 0486 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,416,186.00
APPLICANT'S OPINION:	\$1,025,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2786
APPLICANT: WARWICK CALIFORNIA CORP.
PARCEL NO.: 0306 012
PARCEL ADDRESS: 0490 0498 GEARY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,935,740.00
APPLICANT'S OPINION: \$2,680,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4080
APPLICANT: ACD INVESTMENT, LP
PARCEL NO.: 0251 001
PARCEL ADDRESS: 1059 LEAVENWORTH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,387,219.00
APPLICANT'S OPINION: \$3,700,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, April 25, 2013, at 9:30 a.m.

Present: Jeff Morris, Joseph Tham and Scott Spertzel

Quorum present

Chairperson: Jeff Morris, Presiding

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-3403	945 Associates LLC	Written Stipulation Approved
2009-3434	Warwick California Corp	Verbal Stipulation Approved
2009-3435	Warwick California Corp	Verbal Stipulation Approved
2011-2653	Howard Lockshin	Submitted
2011-2655	Howard Lockshin	Submitted
2011-4080	ACD Investment, LP	Verbal Stipulation Approved

At the hour of 11:35 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:58 a.m. and took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-2653	Howard Lockshin	Denied
2011-2655	Howard Lockshin	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-1211	CB-1 Hotel, LLC	Withdrawn
2009-1532	Prime Properties B10 DE LLC	Withdrawn
2009-3387	SIC-369 Pine, LLC	Withdrawn

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition (con't)</u>
2009-3389	SIC-369 Pine, LLC	Withdrawn
2009-3390	SIC-369 Pine, LLC	Withdrawn
2009-3391	SIC-369 Pine, LLC	Withdrawn
2009-4913	935 Kearny Street, LLC	Withdrawn
2009-4951	Wharf Motel Investments, Inc.	Withdrawn
2010-2188	Warwick California Corp	Postponed
2010-2189	Warwick California Corp	Postponed
2011-2785	Warwick California Corp	Postponed
2011-2786	Warwick California Corp	Postponed

There being no further business, the Board, at the hour of 12:05 p.m., recessed to reconvene Monday, April 29, 2013, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk



Dawn Duran
Administrator

Approved by the Board May 6, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Thursday, April 25, 2013

1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4712
APPLICANT:	PIRRI, ANGELO
PARCEL NO.:	0976 010
PARCEL ADDRESS:	2940 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,768,620.00
APPLICANT'S OPINION:	\$1,661,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4713
APPLICANT: FONG, TONY
PARCEL NO.: 1607 017A
PARCEL ADDRESS: 0766 - 38TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$752,147.00
APPLICANT'S OPINION: \$451,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4715
APPLICANT: FONG, TONY
PARCEL NO.: 2087 033C
PARCEL ADDRESS: 1926 - 48TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$633,370.00
APPLICANT'S OPINION: \$380,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4717
APPLICANT: HAYNES, GARY
PARCEL NO.: 6590 085
PARCEL ADDRESS: 0557 - 27TH ST, UNIT 1
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,065,000.00
APPLICANT'S OPINION: \$710,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4719
APPLICANT: GUERRERO BROS LLC
PARCEL NO.: 3546 008
PARCEL ADDRESS: 0295 - 0299 GUERRERO ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,412,733.00
APPLICANT'S OPINION: \$847,972.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4937
APPLICANT: ETHEREDGE, MARK
PARCEL NO.: 3581 029B
PARCEL ADDRESS: 0487 0489 NOE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,054,928.00
APPLICANT'S OPINION: \$775,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4938
APPLICANT: LA, ADAM
PARCEL NO.: 5931 021
PARCEL ADDRESS: 0535 BOWDOIN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,017,870.00
APPLICANT'S OPINION: \$800,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5015
APPLICANT: CASTON, SUSAN
PARCEL NO.: 3541 076
PARCEL ADDRESS: 0841 0845 14TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,300,326.00
APPLICANT'S OPINION: \$2,040,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5126
APPLICANT: K & L GATES LLP
PARCEL NO.: 2011209621
PARCEL ADDRESS: FOUR EMBARCADERO CENTER, 1200
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$6,578,748.00
APPLICANT'S OPINION: \$3,289,874.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5131
APPLICANT: ZYNGA, INC.
PARCEL NO.: 2011210319
PARCEL ADDRESS: 0444 DE HARO ST, 132
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$8,647,634.00
APPLICANT'S OPINION: \$4,250,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5137
APPLICANT: ELSINEITTI, JOE
PARCEL NO.: 2011990112
PARCEL ADDRESS: ,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$346,535.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5138
APPLICANT: GHEVONDIAN, GARO
PARCEL NO.: 2011209846
PARCEL ADDRESS: 2201 FILLMORE ST,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$607,604.00
APPLICANT'S OPINION: \$205,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5264
APPLICANT: LIN, WAN QUAN
PARCEL NO.: 6156 004A
PARCEL ADDRESS: 3130 3132 SAN BRUNO AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$967,317.00
APPLICANT'S OPINION: \$700,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sottf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, April 25, 2013, at 1:35 p.m.

Present: Meg Ruxton, Fred Perez and Ed Campaña

Quorum present

Chairperson: Ed Campaña, Presiding

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The following listed applicant for change in the assessed valuation of property affecting 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-4937	Mark Etheredge	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-5138	Garo Ghevondian	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-4712	Angelo Pirri	Withdrawn
2011-4713	Tony Fong	Postponed
2011-4715	Tony Fong,	Withdrawn
2011-4717	Gary Haynes	Withdrawn
2011-4719	Guerrero Bros LLC	Withdrawn
2011-4938	Adam La	Withdrawn
2011-5015	Susan Caston	Withdrawn
2011-5126	K & L Gates LLP	Postponed
2011-5131	Zynga, Inc.	Postponed
2011-5137	Joe Elsineitti	Postponed
2011-5264	Wan Quan Lin	Withdrawn

ASSESSMENT APPEALS BOARD NO. 2

Journal of Proceedings

Thursday, April 25, 2013

Page 2

There being no further business, the Board, at the hour of 2:05 p.m. recessed to reconvene on Tuesday, April 30, 2013, at 9:30 a.m.

Angela Calvillo
Clerk

A handwritten signature in black ink, appearing to read 'Dawn Duran', followed by a long horizontal flourish.

Dawn Duran
Administrator

Approved by the Board on Wednesday, May 1, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD

City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Monday, April 29, 2013

9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0311
APPLICANT:	NEIMAN MARCUS GROUP INC.
PARCEL NO.:	0313 018
PARCEL ADDRESS:	0150 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$195,934,370.00
APPLICANT'S OPINION:	\$100,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

DATE POSTED
APR 25 2013
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION: 2009-0639
APPLICANT: NEIMAN MARCUS GROUP INC.
PARCEL NO.: 0313 018
PARCEL ADDRESS: 0150 SITUS TO BE ASSIGNED ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$111,213,082.00
APPLICANT'S OPINION: \$85,000,000.00
TAXABLE YEAR: 2005
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION: 2009-0640
APPLICANT: NEIMAN MARCUS GROUP INC.
PARCEL NO.: 0313 018
PARCEL ADDRESS: 0150 SITUS TO BE ASSIGNED ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$166,300,000.00
APPLICANT'S OPINION: \$108,600,000.00
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION: 2009-0642
APPLICANT: NEIMAN MARCUS GROUP INC.
PARCEL NO.: 0313 018
PARCEL ADDRESS: 0150 SITUS TO BE ASSIGNED ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$188,326,000.00
APPLICANT'S OPINION: \$108,600,000.00
TAXABLE YEAR: 2007
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0643
APPLICANT:	NEIMAN MARCUS GROUP INC.
PARCEL NO.:	0313 018
PARCEL ADDRESS:	0150 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$192,092,520.00
APPLICANT'S OPINION:	\$108,600,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3235
APPLICANT:	795 FOLSOM, LLC
PARCEL NO.:	3751 105
PARCEL ADDRESS:	0765 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$39,535,200.00
APPLICANT'S OPINION:	\$17,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3236
APPLICANT:	795 FOLSOM, LLC
PARCEL NO.:	3751 155
PARCEL ADDRESS:	0315 0327 04TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$10,404,000.00
APPLICANT'S OPINION:	\$5,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION: 2009-3237
APPLICANT: 795 FOLSOM, LLC
PARCEL NO.: 3751 112
PARCEL ADDRESS: 0765 FOLSOM ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,080,800.00
APPLICANT'S OPINION: \$900,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION: 2009-3562
APPLICANT: LINCOLN ASB BUSH, LLC
PARCEL NO.: 0269 028
PARCEL ADDRESS: 0445 SITUS TO BE ASSIGNED ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$63,422,483.00
APPLICANT'S OPINION: \$22,000,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6411
APPLICANT: WELLS FARGO (LESSEE)
PARCEL NO.: 3710 020
PARCEL ADDRESS: 0333 MARKET ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$370,000,000.00
APPLICANT'S OPINION: \$110,989,000.00
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

- 12) Hearing, discussion, and possible action involving:
- | | |
|----------------------|----------------------|
| APPLICATION: | 2009-6412 |
| APPLICANT: | WELLS FARGO (LESSEE) |
| PARCEL NO.: | 3710 020 |
| PARCEL ADDRESS: | 0333 MARKET ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$370,000,000.00 |
| APPLICANT'S OPINION: | \$110,989,000.00 |
| TAXABLE YEAR: | 2007 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 13) Hearing, discussion, and possible action involving:
- | | |
|----------------------|----------------------|
| APPLICATION: | 2009-6542 |
| APPLICANT: | WELLS FARGO (LESSEE) |
| PARCEL NO.: | 3710 020 |
| PARCEL ADDRESS: | 0333 MARKET ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$377,400,000.00 |
| APPLICANT'S OPINION: | \$113,209,000.00 |
| TAXABLE YEAR: | 2008 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 14) Hearing, discussion, and possible action involving:
- | | |
|----------------------|----------------------|
| APPLICATION: | 2009-6543 |
| APPLICANT: | WELLS FARGO (LESSEE) |
| PARCEL NO.: | 3710 020 |
| PARCEL ADDRESS: | 0333 MARKET ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$384,948,000.00 |
| APPLICANT'S OPINION: | \$115,484,000.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1283
APPLICANT:	NEIMAN MARCUS GROUP INC.
PARCEL NO.:	0313 018
PARCEL ADDRESS:	0150 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$204,495,745.00
APPLICANT'S OPINION:	\$100,152,200.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2418
APPLICANT:	LINCOLN ASB BUSH, LLC
PARCEL NO.:	0269 028
PARCEL ADDRESS:	0445 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$63,272,172.00
APPLICANT'S OPINION:	\$21,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3240
APPLICANT:	333 MARKET STREET LLC
PARCEL NO.:	3710 020
PARCEL ADDRESS:	0333 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$384,035,672.00
APPLICANT'S OPINION:	\$115,473,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4477
APPLICANT: 795 FOLSOM, LLC
PARCEL NO.: 3751 105
PARCEL ADDRESS: 0765 FOLSOM ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$39,441,501.00
APPLICANT'S OPINION: \$19,500,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4480
APPLICANT: 795 FOLSOM, LLC
PARCEL NO.: 3751 112
PARCEL ADDRESS: 0765 FOLSOM ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,075,868.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4481
APPLICANT: 795 FOLSOM, LLC
PARCEL NO.: 3751 155
PARCEL ADDRESS: 0315 0327 04TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$10,379,342.00
APPLICANT'S OPINION: \$5,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION: 2011-1441
APPLICANT: LINCOLN ASB BUSH, LLC
PARCEL NO.: 0269 028
PARCEL ADDRESS: 0445 SITUS TO BE ASSIGNED ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$63,748,610.00
APPLICANT'S OPINION: \$21,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2815
APPLICANT: WELLS FARGO (LESSEE)
PARCEL NO.: 3710 020
PARCEL ADDRESS: 0333 MARKET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$386,927,460.00
APPLICANT'S OPINION: \$116,067,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2916
APPLICANT: NEIMAN MARCUS GROUP INC.
PARCEL NO.: 0313 018
PARCEL ADDRESS: 0150 SITUS TO BE ASSIGNED ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$205,377,432.00
APPLICANT'S OPINION: \$100,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, April 29, 2013, at 9:30 a.m.

Present: Joseph Tham, Diane Robinson and Ed Campaña

Quorum present

Chairperson: Ed Campaña, Presiding

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The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-0311	Neiman Marcus Group Inc.	Verbal Stipulation Approved (2 to 1 vote, with Mr. Tham dissenting)
2009-3235	795 Folsom, LLC	Verbal Stipulation Approved
2009-3236	795 Folsom, LLC	Verbal Stipulation Approved
2009-3237	795 Folsom, LLC	Verbal Stipulation Approved
2009-6543	Wells Fargo (Lessee)	Verbal Stipulation Approved
2010-4477	795 Folsom, LLC	Verbal Stipulation Approved
2010-4480	795 Folsom, LLC	Verbal Stipulation Approved
2010-4481	795 Folsom, LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-0639	Neiman Marcus Group Inc.	Withdrawn
2009-0640	Neiman Marcus Group Inc.	Withdrawn
2009-0642	Neiman Marcus Group Inc.	Withdrawn

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition (Continued)</u>
2009-0643	Neiman Marcus Group Inc.	Withdrawn
2009-3562	Lincoln ASB Bush, LLC	Postponed
2009-6411	Wells Fargo (Lessee)	Withdrawn
2009-6412	Wells Fargo (Lessee)	Withdrawn
2009-6542	Wells Fargo (Lessee)	Withdrawn
2010-1283	Neiman Marcus Group Inc.	Postponed
2010-2418	Lincoln ASB Bush, LLC	Postponed
2010-3240	333 Market Street LLC	Withdrawn
2011-1441	Lincoln ASB Bush, LLC	Postponed
2011-2815	Wells Fargo (Lessee)	Withdrawn
2011-2916	Neiman Marcus Group Inc.	Postponed

There being no further business, the Board, at the hour of 11:35 a.m., recessed to reconvene Tuesday, April 30, 2013, at 1:30 p.m.

Angela Calvillo
Clerk



Dawn Duran
Administrator

Approved by the Board on Tuesday, April 30, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, April 30, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3403
APPLICANT:	TWENTY-SIX SAC SELF STORAGE LIMITED PARTNERSHIP
PARCEL NO.:	5431A006
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,144,465.00
APPLICANT'S OPINION:	\$500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
APR 25 2013
Assessment Appeals Board

04-26-13P12:39 RCV

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APR 26 2013

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3405
APPLICANT:	TWENTY-SIX SAC SELF STORAGE LIMITED PARTNERSHIP
PARCEL NO.:	5431A001L
PARCEL ADDRESS:	0500 PAUL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$12,714,160.00
APPLICANT'S OPINION:	\$5,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3407
APPLICANT:	TWENTY-SIX SAC SELF STORAGE LIMITED PARTNERSHIP
PARCEL NO.:	5431A001K
PARCEL ADDRESS:	0500 PAUL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,327,498.00
APPLICANT'S OPINION:	\$2,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2386
APPLICANT:	PINEDO, SHARON
PARCEL NO.:	1002 043
PARCEL ADDRESS:	2806 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$887,460.00
APPLICANT'S OPINION:	\$715,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 6) Hearing, discussion, and possible action involving:
- | | |
|----------------------|---------------------------|
| APPLICATION: | 2011-3403 |
| APPLICANT: | CASSIDY, SHARON |
| PARCEL NO.: | 6510 023A |
| PARCEL ADDRESS: | 0300 0304 CHATTANOOGA ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,615,813.00 |
| APPLICANT'S OPINION: | \$1,043,140.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 7) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------|
| APPLICATION: | 2011-3553 |
| APPLICANT: | LIU, XIAOWEI |
| PARCEL NO.: | 1708 044 |
| PARCEL ADDRESS: | 4139 LINCOLN WAY, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$702,631.00 |
| APPLICANT'S OPINION: | \$645,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 8) Hearing, discussion, and possible action involving:
- | | |
|----------------------|---------------------------|
| APPLICATION: | 2011-3585 |
| APPLICANT: | GARNER, SOOK HUI |
| PARCEL NO.: | 7126A348 |
| PARCEL ADDRESS: | 8100 OCEANVIEW TER., #301 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$361,744.00 |
| APPLICANT'S OPINION: | \$180,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3643
APPLICANT:	YIP, PINZHU
PARCEL NO.:	7138 028A
PARCEL ADDRESS:	0199 SADOWA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$543,174.00
APPLICANT'S OPINION:	\$480,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3644
APPLICANT:	CHOW, TSING YANG
PARCEL NO.:	7245 020
PARCEL ADDRESS:	0164 FOREST VIEW DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$764,520.00
APPLICANT'S OPINION:	\$650,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3688
APPLICANT:	THADHANI, VIC
PARCEL NO.:	8720 089
PARCEL ADDRESS:	0325 CHINA BASIN ST, #513
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$984,600.00
APPLICANT'S OPINION:	\$775,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at <http://www.sfgov.org/sunshine/>

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco
on Tuesday, April 30, 2013, at 9:30 a.m.

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Present: Mervin Conlan, Louisa Mendoza and Mark Watts

MAY 10 2013

Quorum present

Chairperson: Mark Watts, Presiding

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-3403	Twenty-Six Sac Self Storage	Postponed at Hearing
2010-3405	Twenty-Six Sac Self Storage	Postponed at Hearing
2010-3407	Twenty-Six Sac Self Storage	Postponed at Hearing
2011-2386	Sharon Pinedo	Verbal Stipulation Approved
2011-3553	Xiaowei Liu	Submitted
2011-3585	Sook Hui Garner	Verbal Stipulation Approved
2011-3643	Pinzhu Yips	Submitted
2011-3688	Vic Thadhani	Submitted

At the hour of 11:15 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:30 a.m. and took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-3553	Xiaowei Liu	A.V. Lowered (Board)
2011-3643	Pinzhu Yips	A.V. Lowered (Board)
2011-3688	Vic Thadhani	A.V. Lowered by Board; 2 to 1 vote with member Mendoza dissenting.

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-3644	Tsing Yang Chow	Denied-No Show

The following listed applicant for change in the assessed valuation of property affecting 2011 assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-3403	Sharon Cassidy	Withdrawn

There being no further business, the Board, at the hour of 11:33 a.m. recessed to reconvene on Wednesday, May 1, 2013, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

A handwritten signature in black ink, appearing to read "Dawn Duran". The signature is fluid and cursive, with the first name "Dawn" and last name "Duran" clearly distinguishable.

Dawn Duran
Administrator

Approved by the Board on Monday, May 6, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD

City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Tuesday, April 30, 2013

1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4489
APPLICANT:	1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.:	0642 036
PARCEL ADDRESS:	1700 CALIFORNIA ST, A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,354,106.00
APPLICANT'S OPINION:	\$677,054.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
APR 25 2013
Assessment Appeals Board

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APR 26 2013

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- 3) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------------------|
| APPLICATION: | 2009-4490 |
| APPLICANT: | 1700 CALIFORNIA HOLDINGS, LLC |
| PARCEL NO.: | 0642 037 |
| PARCEL ADDRESS: | 1700 CALIFORNIA ST, P |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,913,670.00 |
| APPLICANT'S OPINION: | \$956,835.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 4) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------------------|
| APPLICATION: | 2009-4491 |
| APPLICANT: | 1700 CALIFORNIA HOLDINGS, LLC |
| PARCEL NO.: | 0642 038 |
| PARCEL ADDRESS: | 1700 CALIFORNIA ST, 101 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,450,824.00 |
| APPLICANT'S OPINION: | \$725,412.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------------------|
| APPLICATION: | 2009-4492 |
| APPLICANT: | 1700 CALIFORNIA HOLDINGS, LLC |
| PARCEL NO.: | 0642 039 |
| PARCEL ADDRESS: | 1700 CALIFORNIA ST, 201 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,770,367.00 |
| APPLICANT'S OPINION: | \$1,885,184.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 6) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------------------|
| APPLICATION: | 2009-4493 |
| APPLICANT: | 1700 CALIFORNIA HOLDINGS, LLC |
| PARCEL NO.: | 0642 040 |
| PARCEL ADDRESS: | 1700 CALIFORNIA ST, 301 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,770,367.00 |
| APPLICANT'S OPINION: | \$1,885,184.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------------------|
| APPLICATION: | 2009-4494 |
| APPLICANT: | 1700 CALIFORNIA HOLDINGS, LLC |
| PARCEL NO.: | 0642 041 |
| PARCEL ADDRESS: | 1700 CALIFORNIA ST, 401 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,576,921.00 |
| APPLICANT'S OPINION: | \$1,788,461.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 8) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------------------|
| APPLICATION: | 2009-4495 |
| APPLICANT: | 1700 CALIFORNIA HOLDINGS, LLC |
| PARCEL NO.: | 0642 042 |
| PARCEL ADDRESS: | 1700 CALIFORNIA ST, 501 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,480,657.00 |
| APPLICANT'S OPINION: | \$1,740,329.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

9) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4496
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 043
PARCEL ADDRESS: 1700 CALIFORNIA ST, 604
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$264,179.00
APPLICANT'S OPINION: \$132,090.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4497
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 044
PARCEL ADDRESS: 1700 CALIFORNIA ST, 602
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$264,179.00
APPLICANT'S OPINION: \$132,090.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4498
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 045
PARCEL ADDRESS: 1700 CALIFORNIA ST, 601
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$271,347.00
APPLICANT'S OPINION: \$135,674.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4499
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 046-
PARCEL ADDRESS: 1700 CALIFORNIA ST, 603
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$164,515.00
APPLICANT'S OPINION: \$82,258.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4500
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 047
PARCEL ADDRESS: 1700 CALIFORNIA ST, 605
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$171,672.00
APPLICANT'S OPINION: \$85,836.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4501
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 048
PARCEL ADDRESS: 1700 CALIFORNIA ST, 606
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$306,193.00
APPLICANT'S OPINION: \$153,097.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4502
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 049
PARCEL ADDRESS: 1700 CALIFORNIA ST, 608
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$193,280.00
APPLICANT'S OPINION: \$96,640.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

16) , Hearing, discussion, and possible action involving:

APPLICATION: 2009-4503
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 050
PARCEL ADDRESS: 1700 CALIFORNIA ST, 609
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$229,318.00
APPLICANT'S OPINION: \$114,659.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4504
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 051
PARCEL ADDRESS: 1700 CALIFORNIA ST, 610
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$296,501.00
APPLICANT'S OPINION: \$148,251.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4505
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 052
PARCEL ADDRESS: 1700 CALIFORNIA ST, 612
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$190,706.00
APPLICANT'S OPINION: \$95,354.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4506
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 053
PARCEL ADDRESS: 1700 CALIFORNIA ST, 611
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$206,409.00
APPLICANT'S OPINION: \$103,205.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4507
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 054
PARCEL ADDRESS: 1700 CALIFORNIA ST, 607
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$322,910.00
APPLICANT'S OPINION: \$161,455.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4508
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 055
PARCEL ADDRESS: 1700 CALIFORNIA ST, 704
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$272,550.00
APPLICANT'S OPINION: \$136,276.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4509
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 056
PARCEL ADDRESS: 1700 CALIFORNIA ST, 702
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$262,567.00
APPLICANT'S OPINION: \$131,284.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4510
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 057
PARCEL ADDRESS: 1700 CALIFORNIA ST, 701
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$270,149.00
APPLICANT'S OPINION: \$135,075.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

24) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4511
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 058
PARCEL ADDRESS: 1700 CALIFORNIA ST, 703
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$164,515.00
APPLICANT'S OPINION: \$82,258.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4512
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 059
PARCEL ADDRESS: 1700 CALIFORNIA ST, 705
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$171,672.00
APPLICANT'S OPINION: \$85,836.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4513
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 060
PARCEL ADDRESS: 1700 CALIFORNIA ST, 706
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$306,193.00
APPLICANT'S OPINION: \$153,095.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4514
APPLICANT:	1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.:	0642 061
PARCEL ADDRESS:	1700 CALIFORNIA ST, 708
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$193,280.00
APPLICANT'S OPINION:	\$96,640.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

28) ' Hearing, discussion, and possible action involving:

APPLICATION:	2009-4515
APPLICANT:	1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.:	0642 062
PARCEL ADDRESS:	1700 CALIFORNIA ST, 709
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$187,030.00
APPLICANT'S OPINION:	\$93,516.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4516
APPLICANT:	1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.:	0642 063
PARCEL ADDRESS:	1700 CALIFORNIA ST, 710
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$242,572.00
APPLICANT'S OPINION:	\$121,287.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4517
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 064
PARCEL ADDRESS: 1700 CALIFORNIA ST, 707
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$359,926.00
APPLICANT'S OPINION: \$179,964.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4518
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 065
PARCEL ADDRESS: 1700 CALIFORNIA ST, 804
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$272,540.00
APPLICANT'S OPINION: \$136,271.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

32) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4519
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 066
PARCEL ADDRESS: 1700 CALIFORNIA ST, 802
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$267,762.00
APPLICANT'S OPINION: \$133,881.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4520
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 067
PARCEL ADDRESS: 1700 CALIFORNIA ST, 801
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$270,149.00
APPLICANT'S OPINION: \$135,075.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4521
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 068
PARCEL ADDRESS: 1700 CALIFORNIA ST, 803
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$164,515.00
APPLICANT'S OPINION: \$82,258.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4522
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 069
PARCEL ADDRESS: 1700 CALIFORNIA ST, 805
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$171,672.00
APPLICANT'S OPINION: \$85,836.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

36) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4523
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 070
PARCEL ADDRESS: 1700 CALIFORNIA ST, 806
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$306,193.00
APPLICANT'S OPINION: \$153,097.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

37) Hearing, discussion, and possible action involving: ,

APPLICATION: 2009-4524
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 071
PARCEL ADDRESS: 1700 CALIFORNIA ST, 808
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$193,280.00
APPLICANT'S OPINION: \$96,640.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4525
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 072
PARCEL ADDRESS: 1700 CALIFORNIA ST, 809
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$410,076.00
APPLICANT'S OPINION: \$205,039.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4526
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 073
PARCEL ADDRESS: 1700 CALIFORNIA ST, 807
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$234,216.00
APPLICANT'S OPINION: \$117,108.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

40) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4527
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 074
PARCEL ADDRESS: 1700 CALIFORNIA ST, 903
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$267,251.00
APPLICANT'S OPINION: \$133,626.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4528
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 075
PARCEL ADDRESS: 1700 CALIFORNIA ST, 901
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$392,165.00
APPLICANT'S OPINION: \$196,083.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

42) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4529
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 076
PARCEL ADDRESS: 1700 CALIFORNIA ST, 902
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$164,515.00
APPLICANT'S OPINION: \$82,258.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

43) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4530
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 077
PARCEL ADDRESS: 1700 CALIFORNIA ST, 904
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$171,672.00
APPLICANT'S OPINION: \$85,836.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

44) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4531
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 078
PARCEL ADDRESS: 1700 CALIFORNIA ST, 905
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$306,193.00
APPLICANT'S OPINION: \$153,097.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

45) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4532
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 079
PARCEL ADDRESS: 1700 CALIFORNIA ST, 907
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$193,280.00
APPLICANT'S OPINION: \$96,640.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

46) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4533
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 080
PARCEL ADDRESS: 1700 CALIFORNIA ST, 908
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$226,715.00
APPLICANT'S OPINION: \$113,358.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

47) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4534
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 081
PARCEL ADDRESS: 1700 CALIFORNIA ST, 906
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$362,316.00
APPLICANT'S OPINION: \$181,158.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

48) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4535
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 082
PARCEL ADDRESS: 1700 CALIFORNIA ST, 1003
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$272,540.00
APPLICANT'S OPINION: \$136,271.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

49) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4536
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 083
PARCEL ADDRESS: 1700 CALIFORNIA ST, 1001
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$383,803.00
APPLICANT'S OPINION: \$191,902.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

50) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4537
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 084
PARCEL ADDRESS: 1700 CALIFORNIA ST, 1002
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$164,515.00
APPLICANT'S OPINION: \$82,258.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

51) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4538
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 085
PARCEL ADDRESS: 1700 CALIFORNIA ST, 1004
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$171,672.00
APPLICANT'S OPINION: \$85,836.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

52) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4539
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 086
PARCEL ADDRESS: 1700 CALIFORNIA ST, 1005
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$306,193.00
APPLICANT'S OPINION: \$153,097.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

53) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4540
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 087
PARCEL ADDRESS: 1700 CALIFORNIA ST, 1007
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$193,279.00
APPLICANT'S OPINION: \$96,640.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

54) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4541
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 088
PARCEL ADDRESS: 1700 CALIFORNIA ST, 1008
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$226,715.00
APPLICANT'S OPINION: \$113,358.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

55) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4542
APPLICANT: 1700 CALIFORNIA HOLDINGS, LLC
PARCEL NO.: 0642 089
PARCEL ADDRESS: 1700 CALIFORNIA ST, 1006
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$362,316.00
APPLICANT'S OPINION: \$181,158.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

56) Hearing, discussion, and possible action involving:

APPLICATION: 2010-0117
APPLICANT: SOLANKI, INDRASINH
PARCEL NO.: 3725 064
PARCEL ADDRESS: 0495 MINNA ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$4,900,000.00
APPLICANT'S OPINION: \$2,500,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

57) Hearing, discussion, and possible action involving:

APPLICATION: 2010-0118
APPLICANT: SOLANKI, INDRASINH
PARCEL NO.: 3725 064
PARCEL ADDRESS: 0495 MINNA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,085,877.00
APPLICANT'S OPINION: \$2,500,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

58) Hearing, discussion, and possible action involving:

APPLICATION: 2010-0283
APPLICANT: ALBERTS, ROBERT
PARCEL NO.: 1435 020
PARCEL ADDRESS: 3946 3954 GEARY BLVD,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$752,185.00
APPLICANT'S OPINION: \$242,482.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

59) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3163
APPLICANT: SODINI, MARK
PARCEL NO.: 0116 014
PARCEL ADDRESS: 0526 GREEN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,270,430.00
APPLICANT'S OPINION: \$700,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

60) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3183
APPLICANT: ELLIS LARKIN LLC
PARCEL NO.: 0717 004
PARCEL ADDRESS: 0706 0710 ELLIS ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,896,051.00
APPLICANT'S OPINION: \$1,502,925.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

61) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4049
APPLICANT: PATEL, NASIR
PARCEL NO.: 3731 019
PARCEL ADDRESS: 1040 1044 FOLSOM ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,330,199.00
APPLICANT'S OPINION: \$800,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

62) Hearing, discussion, and possible action involving:

APPLICATION: 2010-5344
APPLICANT: ALBERTS, ROBERT
PARCEL NO.: 1435 020
PARCEL ADDRESS: 3946 3954 GEARY BLVD,
TOPIC:
CURRENT ASSESSMENT: \$755,628.00
APPLICANT'S OPINION: \$239,250.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at <http://www.sfgov.org/sunshine/>

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, April 30, 2013, at 1:30 p.m.

Present: Greg Blaine, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Greg Blaine, Presiding

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The following listed applicant for change in the assessed valuation of property affecting the 2008 and 2009 assessment roll years being present, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-0283	Robert Alberts	Submitted
2010-5344	Robert Alberts	Submitted

At the hour of 2:35 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 2:55 p.m. and took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-0283	Robert Alberts	A.V. Lowered (Board)
2010-5344	Robert Alberts	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-4489	1700 California Holdings, LLC	Withdrawn
2009-4490	1700 California Holdings, LLC	Withdrawn
2009-4491	1700 California Holdings, LLC	Withdrawn

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition (con't)</u>
2009-4492	1700 California Holdings, LLC	Withdrawn
2009-4493	1700 California Holdings, LLC	Withdrawn
2009-4494	1700 California Holdings, LLC	Withdrawn
2009-4495	1700 California Holdings, LLC	Withdrawn
2009-4496	1700 California Holdings, LLC	Withdrawn
2009-4497	1700 California Holdings, LLC	Withdrawn
2009-4498	1700 California Holdings, LLC	Withdrawn
2009-4499	1700 California Holdings, LLC	Withdrawn
2009-4500	1700 California Holdings, LLC	Withdrawn
2009-4501	1700 California Holdings, LLC	Withdrawn
2009-4502	1700 California Holdings, LLC	Withdrawn
2009-4503	1700 California Holdings, LLC	Withdrawn
2009-4504	1700 California Holdings, LLC	Withdrawn
2009-4505	1700 California Holdings, LLC	Withdrawn
2009-4506	1700 California Holdings, LLC	Withdrawn
2009-4507	1700 California Holdings, LLC	Withdrawn
2009-4508	1700 California Holdings, LLC	Withdrawn
2009-4509	1700 California Holdings, LLC	Withdrawn
2009-4510	1700 California Holdings, LLC	Withdrawn
2009-4511	1700 California Holdings, LLC	Withdrawn
2009-4512	1700 California Holdings, LLC	Withdrawn
2009-4513	1700 California Holdings, LLC	Withdrawn
2009-4514	1700 California Holdings, LLC	Withdrawn
2009-4515	1700 California Holdings, LLC	Withdrawn
2009-4516	1700 California Holdings, LLC	Withdrawn
2009-4517	1700 California Holdings, LLC	Withdrawn
2009-4518	1700 California Holdings, LLC	Withdrawn
2009-4519	1700 California Holdings, LLC	Withdrawn
2009-4520	1700 California Holdings, LLC	Withdrawn
2009-4521	1700 California Holdings, LLC	Withdrawn
2009-4522	1700 California Holdings, LLC	Withdrawn
2009-4523	1700 California Holdings, LLC	Withdrawn
2009-4524	1700 California Holdings, LLC	Withdrawn
2009-4525	1700 California Holdings, LLC	Withdrawn
2009-4526	1700 California Holdings, LLC	Withdrawn
2009-4527	1700 California Holdings, LLC	Withdrawn
2009-4528	1700 California Holdings, LLC	Withdrawn
2009-4529	1700 California Holdings, LLC	Withdrawn
2009-4530	1700 California Holdings, LLC	Withdrawn
2009-4531	1700 California Holdings, LLC	Withdrawn
2009-4532	1700 California Holdings, LLC	Withdrawn
2009-4533	1700 California Holdings, LLC	Withdrawn

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition (con't)</u>
2009-4534	1700 California Holdings, LLC	Withdrawn
2009-4535	1700 California Holdings, LLC	Withdrawn
2009-4536	1700 California Holdings, LLC	Withdrawn
2009-4537	1700 California Holdings, LLC	Withdrawn
2009-4538	1700 California Holdings, LLC	Withdrawn
2009-4539	1700 California Holdings, LLC	Withdrawn
2009-4540	1700 California Holdings, LLC	Withdrawn
2009-4541	1700 California Holdings, LLC	Withdrawn
2009-4542	1700 California Holdings, LLC	Withdrawn
2010-0117	Indrasinh Solanki	Withdrawn
2010-0118	Indrasinh Solanki	Withdrawn
2010-3163	Mark Sodini	Withdrawn
2010-3183	Ellis Larkin LLC	Withdrawn
2010-4049	Nasir Patel	Withdrawn

There being no further business, the Board, at the hour of 3:00 p.m., recessed to reconvene Thursday, May 2, 2013, at 9:30 a.m.

Angela Calvillo
Clerk



Dawn Duran
Administrator

Approved by the Board May 2, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Wednesday, May 1, 2013

9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3395
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A002
PARCEL ADDRESS:	1525 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,928,467.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3396
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3921A005
PARCEL ADDRESS:	2425 ALAMEDA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$11,433,883.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3398
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A001
PARCEL ADDRESS:	1501 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,557,501.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3399
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A001A
PARCEL ADDRESS:	1525 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$11,009,769.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3422
APPLICANT: TCHENG, MICHAEL
PARCEL NO.: 3540 141
PARCEL ADDRESS: 2242 - 15TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$346,662.00
APPLICANT'S OPINION: \$291,381.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3431
APPLICANT: WILSON, DAVID
PARCEL NO.: 3540 146
PARCEL ADDRESS: 2252 - 15TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$337,227.00
APPLICANT'S OPINION: \$275,306.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHSDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2294
APPLICANT: ROSENBURY, JASON
PARCEL NO.: 1248 024
PARCEL ADDRESS: 0675 COLE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,338,897.00
APPLICANT'S OPINION: \$3,600,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3565
APPLICANT: TASNEEM, RUKHSANA
PARCEL NO.: 4941 025
PARCEL ADDRESS: 6201 - 03RD ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$305,912.00
APPLICANT'S OPINION: \$1.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3641
APPLICANT: NAHIDI, BENNAM
PARCEL NO.: 3594 027A
PARCEL ADDRESS: 0801 - 0803 S SOUTH VAN NESS AVE,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$980,000.00
APPLICANT'S OPINION: \$800,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3642
APPLICANT: NAHIDI, BENNAM
PARCEL NO.: 3594 027A
PARCEL ADDRESS: 0801 0803 S SOUTH VAN NESS AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,066,233.00
APPLICANT'S OPINION: \$800,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3812
APPLICANT: CHUANG, DAVID
PARCEL NO.: 8708 138
PARCEL ADDRESS: 0235 BERRY ST, 311
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$770,000.00
APPLICANT'S OPINION: \$489,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4108
APPLICANT: ABDEL, HAMODA
PARCEL NO.: 1542 004
PARCEL ADDRESS: 0429 - 02ND AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$967,314.00
APPLICANT'S OPINION: \$650,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4131
APPLICANT: TAN, ZONG
PARCEL NO.: 5977 001B
PARCEL ADDRESS: 0210 SOMERSET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$618,193.00
APPLICANT'S OPINION: \$568,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

**JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD**

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, May 1, 2013 at 9:30 a.m.

**GOVERNMENT
DOCUMENTS DEPT**

Present: Ed Campaña, Louisa Mendoza and Meg Ruxton

MAY 10 2013

Quorum present

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Chairperson: Ed Campaña, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-2294	Jason Rosenbury	Verbal Stipulation Approved
2011-3641	Bennam Nahidi	Verbal Stipulation Approved
2011-3642	Bennam Nahidi	Withdrawn at Hearing
2011-3812	David Chuang	Submitted
2011-4108	Hamoda Abdel	Submitted

At the hour of 10:45 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:00 a.m. and took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-3812	David Chuang	A.V. Lowered (Board)
2011-4108	Hamoda Abdel	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-4131	Zong Tan	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the 2010 and 2011 assessment roll years having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-3395	Amerco Real Estate Company	Postponed
2010-3396	Amerco Real Estate Company	Postponed
2010-3398	Amerco Real Estate Company	Postponed
2010-3399	Amerco Real Estate Company	Postponed
2010-3422	Michael Tcheng	Withdrawn
2011-3431	David Wilson	Withdrawn
2011-3565	Rukhsana Tasneem	Postponed

There being no further business, the Board, at the hour of 11:03 a.m. recessed to reconvene on Friday, May 3, 2013, at 9:30 a.m.

Angela Calvillo
Clerk



Dawn Duran
Administrator

Approved by the Board on Friday, May 3, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Thursday, May 02, 2013

9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0342
APPLICANT:	OW, MILTON
PARCEL NO.:	1928B040
PARCEL ADDRESS:	1741 - 15TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$597,910.00
APPLICANT'S OPINION:	\$502,581.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	WITHDRAWN

DATE POSTED
APR 25 2013
Assessment Appeals Board 04-26-13P12:38 RCVD

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DOCUMENTS DEPT

APR 26 2013

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0343
APPLICANT:	OW, MILTON
PARCEL NO.:	1928B040
PARCEL ADDRESS:	1741 - 15TH AVE,
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	\$654,614.00
APPLICANT'S OPINION:	\$512,631.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0344
APPLICANT:	OW, MILTON
PARCEL NO.:	1928B040
PARCEL ADDRESS:	1741 - 15TH AVE,
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	\$667,705.00
APPLICANT'S OPINION:	\$522,883.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0345
APPLICANT:	OW, MILTON
PARCEL NO.:	1928B040
PARCEL ADDRESS:	1741 - 15TH AVE,
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	\$666,120.00
APPLICANT'S OPINION:	\$521,644.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5321
APPLICANT: EKMEKJIAN, GAREN
PARCEL NO.: 1269 140
PARCEL ADDRESS: 0200 0202 DOWNEY ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$608,130.00
APPLICANT'S OPINION: \$69,413.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5368
APPLICANT: PEZET, MICHAEL
PARCEL NO.: 0512 016
PARCEL ADDRESS: 2490 GREENWICH ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$4,950,000.00
APPLICANT'S OPINION: \$791,514.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5369
APPLICANT: PEZET, MICHAEL
PARCEL NO.: 0512 016
PARCEL ADDRESS: 2490 GREENWICH ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$4,950,000.00
APPLICANT'S OPINION: \$807,344.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5928
APPLICANT:	SALTZ, WILLIAM
PARCEL NO.:	6779 026
PARCEL ADDRESS:	0177 CAPISTRANO AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$740,000.00
APPLICANT'S OPINION:	\$54,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, May 2, 2013, at 9:30 a.m.

Present: Greg Blaine, Diane Robinson and Mark Watts

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2008 supplemental roll year being present and heard, the Board went into closed session at 10:30 a.m. to review the documents submitted by both parties for the below listed application.

At the hour of 11:00 a.m. the Board reconvened in open session and continued hearing testimony and evidence from both parties regarding the below application, after which the Board took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-5928	William Saltz	Submitted

At the hour of 11:45 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 12:25 p.m. and took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-5928	William Saltz	Remains Under Submission; Board seeking advise from legal counsel

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-0342	Milton Ow	Withdrawn
2011-0343	Milton Ow	Withdrawn
2011-0344	Milton Ow	Withdrawn
2011-0345	Milton Ow	Withdrawn
2011-5321	Garen Ekmekjian	Rejected as invalid

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MAY 21 2013

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<u>Appeal No.</u>	<u>Name</u>	<u>Disposition (con't)</u>
2011-5368	Michael Pezet	Withdrawn
2011-5369	Michael Pezet	Withdrawn

There being no further business, the Board, at the hour of 12:30 p.m., recessed to reconvene Monday, May 6, 2013, at 1:30 p.m.



Dawn Duran
Administrator acting as Clerk

Approved by the Board May 15, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD

City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Friday, May 3, 2013

9:30 AM

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- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4924
APPLICANT:	CARIDAD GRAVITT TRUST
PARCEL NO.:	3558 147
PARCEL ADDRESS:	2185 MARKET ST, #1
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$560,000.00
APPLICANT'S OPINION:	\$487,076.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

DATE POSTED
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Assessment Appeals Board
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APR 26 2013

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<u>Appeal No.</u>	<u>Name</u>	<u>Disposition (con't)</u>
2011-5368	Michael Pezet	Withdrawn
2011-5369	Michael Pezet	Withdrawn

There being no further business, the Board, at the hour of 12:30 p.m., recessed to reconvene Monday, May 6, 2013, at 1:30 p.m.



Dawn Duran
Administrator acting as Clerk

Approved by the Board May 15, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD

City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Friday, May 3, 2013

9:30 AM

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- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4924
APPLICANT:	CARIDAD GRAVITT TRUST
PARCEL NO.:	3558 147
PARCEL ADDRESS:	2185 MARKET ST, #1
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$560,000.00
APPLICANT'S OPINION:	\$487,076.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

DATE POSTED
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Assessment Appeals Board
04-26-13P12:35 2013

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APR 26 2013

3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4925
APPLICANT: CARIDAD GRAVITT TRUST
PARCEL NO.: 3558 147
PARCEL ADDRESS: 2185 MARKET ST, #1
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$616,816.00
APPLICANT'S OPINION: \$490,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4926
APPLICANT: CARIDAD GRAVITT TRUST
PARCEL NO.: 3558 148
PARCEL ADDRESS: 2185 MARKET ST, #2
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$547,000.00
APPLICANT'S OPINION: \$394,906.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4927
APPLICANT: CARIDAD GRAVITT TRUST
PARCEL NO.: 3558 148
PARCEL ADDRESS: 2185 MARKET ST, #2
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$602,494.00
APPLICANT'S OPINION: \$400,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4928
APPLICANT: CARIDAD GRAVITT TRUST
PARCEL NO.: 3558 149
PARCEL ADDRESS: 2185 MARKET ST, #3
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$575,000.00
APPLICANT'S OPINION: \$538,621.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4929
APPLICANT: CARIDAD GRAVITT TRUST
PARCEL NO.: 3558 149
PARCEL ADDRESS: 2185 MARKET ST, #3
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$633,338.00
APPLICANT'S OPINION: \$540,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4930
APPLICANT: CARIDAD GRAVITT TRUST
PARCEL NO.: 3558 150
PARCEL ADDRESS: 2185 MARKET ST, #4
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$585,000.00
APPLICANT'S OPINION: \$413,071.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4931
APPLICANT: CARIDAD GRAVITT TRUST
PARCEL NO.: 3558 150
PARCEL ADDRESS: 2185 MARKET ST, #4
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$644,356.00
APPLICANT'S OPINION: \$430,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4932
APPLICANT: CARIDAD GRAVITT TRUST
PARCEL NO.: 3558 151
PARCEL ADDRESS: 2185 MARKET ST, #5
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$536,000.00
APPLICANT'S OPINION: \$413,071.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4933
APPLICANT: CARIDAD GRAVITT TRUST
PARCEL NO.: 3558 151
PARCEL ADDRESS: 2185 MARKET ST, #5
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$590,382.00
APPLICANT'S OPINION: \$430,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4934
APPLICANT: CARIDAD GRAVITT TRUST
PARCEL NO.: 3558 152
PARCEL ADDRESS: 2185 MARKET ST, #6
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$542,000.00
APPLICANT'S OPINION: \$327,818.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4935
APPLICANT: CARIDAD GRAVITT TRUST
PARCEL NO.: 3558 152
PARCEL ADDRESS: 2185 MARKET ST, #6
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$596,988.00
APPLICANT'S OPINION: \$350,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2010-5063
APPLICANT: PEARLMUTTER, STEVEN
PARCEL NO.: 2709 040
PARCEL ADDRESS: 0099 MOUNTAIN SPRING AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,153,086.00
APPLICANT'S OPINION: \$1,076,544.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, May 3, 2013, at 9:30 a.m.

Present: Daniel Hershkowitz, Louisa Mendoza and Meg Ruxton

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-4930	Caridad Gravitt Trust	Verbal Stipulation Approved
2010-4931	Caridad Gravitt Trust	Withdrawn at Hearing
2010-4932	Caridad Gravitt Trust	Verbal Stipulation Approved
2010-4933	Caridad Gravitt Trust	Withdrawn at Hearing
2010-4934	Caridad Gravitt Trust	Verbal Stipulation Approved
2010-4935	Caridad Gravitt Trust	Withdrawn at Hearing

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll having been present for hearing as scheduled, the Board took no action on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-4924	Caridad Gravitt Trust	Withdrawn
2010-4925	Caridad Gravitt Trust	Withdrawn
2010-4926	Caridad Gravitt Trust	Withdrawn
2010-4927	Caridad Gravitt Trust	Withdrawn
2010-4928	Caridad Gravitt Trust	Withdrawn
2010-4929	Caridad Gravitt Trust	Withdrawn
2010-5063	Steven Pearlmutter	Withdrawn

There being no further business, the Board, at the hour of 10:34 a.m. recessed to reconvene on Monday, May 6, 2013, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk


Dawn Duran
Administrator

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Approved by the Board on Monday, May 6, 2013

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Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD

City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Monday, May 6, 2013

9:30 AM

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5590
APPLICANT:	O'SULLIVAN, MARGARET
PARCEL NO.:	2479 011
PARCEL ADDRESS:	2643 - 17TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$311,600.00
APPLICANT'S OPINION:	\$67,560.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

DATE POSTED
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Assessment Appeals Board

05-03-13P12:44 RCVD

GOVERNMENT
DOCUMENTS DEPT

MAY - 3 2013

3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-5591
APPLICANT: O'SULLIVAN, MARGARET
PARCEL NO.: 2479 011
PARCEL ADDRESS: 2643 - 17TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$554,399.00
APPLICANT'S OPINION: \$67,400.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5365
APPLICANT: SZETO, LOCK
PARCEL NO.: 1598 018
PARCEL ADDRESS: 4500 4504 CABRILLO ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$939,680.00
APPLICANT'S OPINION: \$600,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5379
APPLICANT: YESIN, SVETLANA
PARCEL NO.: 1743 021
PARCEL ADDRESS: 0614 0616 IRVING ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,100,000.00
APPLICANT'S OPINION: \$800,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5387
APPLICANT: YESIN, SVETLANA
PARCEL NO.: 1743 021
PARCEL ADDRESS: 0614 0616 IRVING ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,097,392.00
APPLICANT'S OPINION: \$760,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5436
APPLICANT: ULLOA, OMAR
PARCEL NO.: 6660 009
PARCEL ADDRESS: 3446 3448 MISSION ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$700,000.00
APPLICANT'S OPINION: \$500,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5437
APPLICANT: ULLOA, OMAR
PARCEL NO.: 6660 009
PARCEL ADDRESS: 3446 3448 MISSION ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$698,340.00
APPLICANT'S OPINION: \$500,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5464
APPLICANT:	YEE, KAM YUEN
PARCEL NO.:	1578 014F
PARCEL ADDRESS:	3446 3448B BALBOA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,985,262.00
APPLICANT'S OPINION:	\$1,650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5500
APPLICANT:	HEITHAUS, MARK
PARCEL NO.:	3519 030
PARCEL ADDRESS:	0030 SHERIDAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,814,580.00
APPLICANT'S OPINION:	\$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5501
APPLICANT:	HEITHAUS, MARK
PARCEL NO.:	3519 030
PARCEL ADDRESS:	0030 SHERIDAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,810,276.00
APPLICANT'S OPINION:	\$1,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5573
APPLICANT: LAWRENCE, LEONA
PARCEL NO.: 6087 016
PARCEL ADDRESS: 0479 LISBON ST,
TOPIC:
CURRENT ASSESSMENT: \$266,179.00
APPLICANT'S OPINION: \$150,000.00
TAXABLE YEAR: 2007
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5574
APPLICANT: LAWRENCE, LEONA
PARCEL NO.: 6087 016
PARCEL ADDRESS: 0479 LISBON ST,
TOPIC:
CURRENT ASSESSMENT: \$271,503.00
APPLICANT'S OPINION: \$150,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5575
APPLICANT: LAWRENCE, LEONA
PARCEL NO.: 6087 016
PARCEL ADDRESS: 0479 LISBON ST,
TOPIC:
CURRENT ASSESSMENT: \$276,932.00
APPLICANT'S OPINION: \$150,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, May 6, 2013, at 9:30 a.m.

Present: Louisa Mendoza, Meg Ruxton and Mervin Colan

Quorum present

Chairperson: Mervin Colan, Presiding

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-5436	Omar Ulloa	Submitted
2011-5437	Omar Ulloa	Submitted
2011-5464	Kam Yuen Yee	Submitted
2011-5573	Leona Lawrence	Postponed at Hearing
2011-5574	Leona Lawrence	Postponed at Hearing
2011-5575	Leona Lawrence	Postponed at Hearing

At the hour of 11:10 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:30 a.m. and took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-5436	Omar Ulloa	A.V. Lowered (Board)
2011-5437	Omar Ulloa	A.V. Lowered (Assessor)
2011-5464	Kam Yuen Yee	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2008 and 2010 assessment roll years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-5365	Lock Szeto	Denied-No Show
2011-5501	Mark Heithaus	Denied-No Show

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The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-5590	Margaret O'Sullivan	Withdrawn
2010-5591	Margaret O'Sullivan	Withdrawn
2011-5379	Svetlana Yesin	Postponed
2011-5387	Svetlana Yesin	Postponed
2011-5500	Mark Heithaus	Withdrawn

There being no further business, the Board, at the hour of 11:35 a.m. recessed to reconvene on Tuesday, May 7, 2013, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk



Dawn Duran
Administrator

Approved by the Board on Tuesday, May 7, 2013

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Monday, May 6, 2013

1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4404
APPLICANT:	LEE, SHING KIT
PARCEL NO.:	0269 005
PARCEL ADDRESS:	0011 BELDEN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$6,966,000.00
APPLICANT'S OPINION:	\$4,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION: 2009-4405
APPLICANT: LEE, SHING KIT
PARCEL NO.: 0269 005
PARCEL ADDRESS: 0011 BELDEN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$7,760,402.00
APPLICANT'S OPINION: \$4,500,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6401
APPLICANT: MERIGAN FAMILY I LP
PARCEL NO.: 0482 010
PARCEL ADDRESS: 1626 CHESTNUT ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,750,000.00
APPLICANT'S OPINION: \$1,680,000.00
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6402
APPLICANT: MERIGAN FAMILY I LP
PARCEL NO.: 0605 018C
PARCEL ADDRESS: 2440 2444 FILLMORE ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,900,000.00
APPLICANT'S OPINION: \$1,650,000.00
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6403
APPLICANT: MERIGAN FAMILY I LP
PARCEL NO.: 0438A006
PARCEL ADDRESS: 3759 FILLMORE ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$3,000,000.00
APPLICANT'S OPINION: \$2,460,000.00
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6404
APPLICANT: MERIGAN FAMILY I LP
PARCEL NO.: 0438A029
PARCEL ADDRESS: 0074 RETIRO WAY,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,200,000.00
APPLICANT'S OPINION: \$1,360,000.00
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6405
APPLICANT: MERIGAN FAMILY I LP
PARCEL NO.: 0471 002
PARCEL ADDRESS: 3333 OCTAVIA ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,050,000.00
APPLICANT'S OPINION: \$1,640,000.00
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION: 2010-1807
APPLICANT: KIM, YOUNG
PARCEL NO.: 0546 001B
PARCEL ADDRESS: 1555 UNION ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,611,071.00
APPLICANT'S OPINION: \$3,800,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-1354
APPLICANT: KIM, YOUNG HO
PARCEL NO.: 0546 001B
PARCEL ADDRESS: 1555 UNION ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,653,321.00
APPLICANT'S OPINION: \$3,800,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4126
APPLICANT: WOESSNER, JORN
PARCEL NO.: 0133 036
PARCEL ADDRESS: 0369 0377 GREEN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,912,440.00
APPLICANT'S OPINION: \$2,100,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4321
APPLICANT:	POPE, FRANK
PARCEL NO.:	0252C051
PARCEL ADDRESS:	1201 CALIFORNIA ST, #0904
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$747,710.00
APPLICANT'S OPINION:	\$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, May 6, 2013, at 1:33 p.m.

Present: Greg Blaine, Jeff Morris and Mark Watts

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-6402	Merigan Family I, LP	Submitted
2009-6403	Merigan Family I, LP	Submitted
2009-6404	Merigan Family I, LP	Submitted
2009-6405	Merigan Family I, LP	Verbal Stipulation Approved
2011-4126	Jorn Wossner	Continued to 5/23/13 at 9:30 a.m.

At the hour of 4:45 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 5:05 p.m. and took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-6402	Merigan Family I, LP	Denied
2009-6403	Merigan Family I, LP	Denied
2009-6404	Merigan Family I, LP	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-4404	Shing Kit Lee	Postponed
2009-4405	Shing Kit Lee	Postponed
2010-1807	Young Kim	Postponed
2011-1354	Young Ho Kim	Postponed
2011-4321	Frank Pope	Postponed

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There being no further business, the Board, at the hour of 5:08 p.m., recessed to reconvene Wednesday, May 8, 2013, at 9:30 a.m.



Dawn Duran
Administrator acting as Clerk

Approved by the Board on Wednesday, May 8, 2013

Angela Calvillo
Clerk of the Board of Supervisors

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Fax: (415) 554-6775
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E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, May 07, 2013

1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4949
APPLICANT:	LAUREL SPE, LLC dba THE LAUREL INN
PARCEL NO.:	1022 026
PARCEL ADDRESS:	0488 PRESIDIO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$12,614,904.00
APPLICANT'S OPINION:	\$7,972,762.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
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3) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4991
APPLICANT: SAFEWAY INC.
PARCEL NO.: 3115 043
PARCEL ADDRESS: 0625 MONTEREY BLVD,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,956,335.00
APPLICANT'S OPINION: \$1,167,236.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4992
APPLICANT: SAFEWAY INC.
PARCEL NO.: 1650 036
PARCEL ADDRESS: 0735 - 07TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$14,958,759.00
APPLICANT'S OPINION: \$9,505,115.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4993
APPLICANT: SAFEWAY INC.
PARCEL NO.: 3115 054
PARCEL ADDRESS: 0625 MONTEREY BLVD,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$7,176,713.00
APPLICANT'S OPINION: \$3,500,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4994
APPLICANT: SAFEWAY INC.
PARCEL NO.: 1691 019
PARCEL ADDRESS: 0850 LA PLAYA,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$22,791,396.00
APPLICANT'S OPINION: \$11,646,106.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5164
APPLICANT: CHANG INCOME PROPERTY PARTNERSHIP LP
PARCEL NO.: 3935 004
PARCEL ADDRESS: 0200 0250 KANSAS ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$22,248,297.00
APPLICANT'S OPINION: \$11,288,337.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5202
APPLICANT: AMIR, ALIYA
PARCEL NO.: 2854 031
PARCEL ADDRESS: 0155 GARDENSIDE DR, 31
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$799,996.00
APPLICANT'S OPINION: \$642,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5324
APPLICANT: 106 TARA LLC
PARCEL NO.: 3557 057
PARCEL ADDRESS: 1935 1947 15TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,898,507.00
APPLICANT'S OPINION: \$3,635,298.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5325
APPLICANT: 106 TARA LLC
PARCEL NO.: 3557 057
PARCEL ADDRESS: 1935 1947 15TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,889,266.00
APPLICANT'S OPINION: \$3,602,556.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5329
APPLICANT: CC MEDIA HOLDINGS, INC.
PARCEL NO.: 5478 008
PARCEL ADDRESS: 3275 SAN BRUNO AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,390,000.00
APPLICANT'S OPINION: \$1,563,043.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5330
APPLICANT: CC MEDIA HOLDINGS, INC.
PARCEL NO.: 5478 008
PARCEL ADDRESS: 3275 SAN BRUNO AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,384,335.00
APPLICANT'S OPINION: \$1,560,879.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5351
APPLICANT: CC MEDIA HOLDINGS, INC.
PARCEL NO.: 5478 008
PARCEL ADDRESS: 3275 SAN BRUNO AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,402,288.00
APPLICANT'S OPINION: \$1,517,736.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5441
APPLICANT: SCARABOSIO, WILLIAM
PARCEL NO.: 3540 066
PARCEL ADDRESS: 0149 CASTRO ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,035,949.00
APPLICANT'S OPINION: \$812,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, May 7, 2013, at 1:30 p.m.

Present: Scott Spertzel, Mervin Conlan and Ed Campaña

Quorum present

Chairperson: Scott Spertzel, Presiding

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The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-4994	Safeway Inc.	Verbal Stipulation Approved
2011-5441	William Scarabosio	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-5202	Aliya Amir	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-4949	Laurel Spe, LLC	Postponed
2011-4991	Safeway Inc.	Withdrawn
2011-4992	Safeway Inc.	Withdrawn
2011-4993	Safeway Inc.	Withdrawn
2011-5164	Chang Income Property Partner	Postponed
2011-5324	106 Tara LLC	Withdrawn
2011-5325	106 Tara LLC	Withdrawn
2011-5329	CC Media Holdings, Inc.	Postponed
2011-5330	CC Media Holdings, Inc	Postponed
2011-5351	CC Media Holdings, Inc	Postponed

**GOVERNMENT
DOCUMENTS DEPT**

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There being no further business, the Board, at the hour of 2:20 p.m. recessed to reconvene on Thursday, May 9, 2013, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

A handwritten signature in dark ink, appearing to read "Dawn Duran". The signature is fluid and cursive, with the first name "Dawn" being more prominent than the last name "Duran".

Dawn Duran
Administrator

Approved by the Board on Tuesday, May 14, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Wednesday, May 8, 2013

9:30 AM (Allday)

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4962
APPLICANT:	AVALONBAY COMMUNITIES, INC.
PARCEL NO.:	8705 007
PARCEL ADDRESS:	0301 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$132,999,834.00
APPLICANT'S OPINION:	\$111,488,287.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAY 02 2013
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION: 2009-5884
APPLICANT: HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.: 3735 016
PARCEL ADDRESS: 0265V - 03RD ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$960,000.00
APPLICANT'S OPINION: \$480,000.00
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION: 2009-5885
APPLICANT: HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.: 3735 016
PARCEL ADDRESS: 0265V - 03RD ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$960,000.00
APPLICANT'S OPINION: \$480,000.00
TAXABLE YEAR: 2007
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION: 2009-5886
APPLICANT: HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.: 3735 016
PARCEL ADDRESS: 0265V - 03RD ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$998,784.00
APPLICANT'S OPINION: \$99,800.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION: 2009-5949
APPLICANT: HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.: 3735 015
PARCEL ADDRESS: 0690 0694 FOLSOM ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$6,000,000.00
APPLICANT'S OPINION: \$3,000,000.00
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION: 2009-5950
APPLICANT: HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.: 3735 015
PARCEL ADDRESS: 0690 0694 FOLSOM ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$6,000,000.00
APPLICANT'S OPINION: \$3,000,000.00
TAXABLE YEAR: 2007
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION: 2009-5951
APPLICANT: HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.: 3735 015
PARCEL ADDRESS: 0690 0694 FOLSOM ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,242,400.00
APPLICANT'S OPINION: \$624,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION: 2009-5953
APPLICANT: HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.: 3735 014
PARCEL ADDRESS: 0682V FOLSOM ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$3,200,000.00
APPLICANT'S OPINION: \$1,600,000.00
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION: 2009-5954
APPLICANT: HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.: 3735 014
PARCEL ADDRESS: 0682V FOLSOM ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$3,200,000.00
APPLICANT'S OPINION: \$1,600,000.00
TAXABLE YEAR: 2007
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION: 2009-5955
APPLICANT: HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.: 3735 014
PARCEL ADDRESS: 0682V FOLSOM ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,329,280.00
APPLICANT'S OPINION: \$333,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION: 2009-5956
APPLICANT: HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.: 3735 017
PARCEL ADDRESS: 0050 HAWTHORNE ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$12,340,000.00
APPLICANT'S OPINION: \$6,170,000.00
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

, 13) Hearing, discussion, and possible action involving:

APPLICATION: 2009-5957
APPLICANT: HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.: 3735 017
PARCEL ADDRESS: 0050 HAWTHORNE ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$12,340,000.00
APPLICANT'S OPINION: \$6,170,000.00
TAXABLE YEAR: 2007
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

14) Hearing, discussion, and possible action involving:

APPLICATION: 2009-5958
APPLICANT: HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.: 3735 017
PARCEL ADDRESS: 0050 HAWTHORNE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$12,838,536.00
APPLICANT'S OPINION: \$1,283,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION: 2009-5959
APPLICANT: HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.: 3735 013
PARCEL ADDRESS: 0666 FOLSOM ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$65,000,000.00
APPLICANT'S OPINION: \$32,500,000.00
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

16) Hearing, discussion, and possible action involving:

APPLICATION: 2009-5960
APPLICANT: HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.: 3735 013
PARCEL ADDRESS: 0666 FOLSOM ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$65,000,000.00
APPLICANT'S OPINION: \$32,500,000.00
TAXABLE YEAR: 2007
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

17) Hearing, discussion, and possible action involving:

APPLICATION: 2009-5961
APPLICANT: HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.: 3735 013
PARCEL ADDRESS: 0666 FOLSOM ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$67,626,000.00
APPLICANT'S OPINION: \$6,762,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

18) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6154
APPLICANT: HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.: 3735 013
PARCEL ADDRESS: 0666 FOLSOM ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$66,300,000.00
APPLICANT'S OPINION: \$6,000,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

19) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6155
APPLICANT: HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.: 3735 014
PARCEL ADDRESS: 0682 V FOLSOM ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,264,000.00
APPLICANT'S OPINION: \$325,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

20) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6156
APPLICANT: HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.: 3735 015
PARCEL ADDRESS: 0690 0694 FOLSOM ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,120,000.00
APPLICANT'S OPINION: \$600,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

21) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6157
APPLICANT: HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.: 3735 016
PARCEL ADDRESS: 0265V - 03RD ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$979,200.00
APPLICANT'S OPINION: \$99,800.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

22) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6158
APPLICANT: HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.: 3735 017
PARCEL ADDRESS: 0050 HAWTHORNE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$12,586,800.00
APPLICANT'S OPINION: \$1,275,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

23) Hearing, discussion, and possible action involving:

APPLICATION: 2010-0299
APPLICANT: ONE CALIFORNIA STREET PARTNERS c/o SHORENSTEIN REALTY
PARCEL NO.: 0264 004
PARCEL ADDRESS: 0001 CALIFORNIA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$162,058,755.00
APPLICANT'S OPINION: \$85,102,561.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

24) Hearing, discussion, and possible action involving:

APPLICATION: 2010-1873
APPLICANT: HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.: 3735 013
PARCEL ADDRESS: 0666 FOLSOM ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$67,465,726.00
APPLICANT'S OPINION: \$30,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION: 2010-1874
APPLICANT: HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.: 3735 014
PARCEL ADDRESS: 0682V FOLSOM ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,321,389.00
APPLICANT'S OPINION: \$1,500,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION: 2010-1875
APPLICANT: HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.: 3735 015
PARCEL ADDRESS: 0690 0694 FOLSOM ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,227,605.00
APPLICANT'S OPINION: \$3,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2010-1876
APPLICANT: HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.: 3735 016
PARCEL ADDRESS: 0265V - 03RD ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$996,416.00
APPLICANT'S OPINION: \$500,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

28) Hearing, discussion, and possible action involving:

APPLICATION: 2010-1877
APPLICANT: HAWTHORNE FOLSOM PLACE LLC
PARCEL NO.: 3735 017
PARCEL ADDRESS: 0050 HAWTHORNE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$12,808,108.00
APPLICANT'S OPINION: \$6,500,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2065
APPLICANT: W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.: 3738 011
PARCEL ADDRESS: 0301 HOWARD ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$133,063,170.00
APPLICANT'S OPINION: \$40,010,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3194
APPLICANT:	AVALONBAY COMMUNITIES, INC.
PARCEL NO.:	8705 007
PARCEL ADDRESS:	0301 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$132,254,922.00
APPLICANT'S OPINION:	\$101,055,057.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, May 8, 2013, at 9:30 a.m.

Present: Jeff Morris, Joseph Tham and Mark Watts

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-0299	One California Street Partners	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-4962	Avalonbay Communities, Inc.	Postponed
2009-5884	Hawthorne Folsom Place LLC	Withdrawn
2009-5885	Hawthorne Folsom Place LLC	Withdrawn
2009-5886	Hawthorne Folsom Place LLC	Postponed
2009-5949	Hawthorne Folsom Place LLC	Withdrawn
2009-5950	Hawthorne Folsom Place LLC	Withdrawn
2009-5951	Hawthorne Folsom Place LLC	Postponed
2009-5953	Hawthorne Folsom Place LLC	Withdrawn
2009-5954	Hawthorne Folsom Place LLC	Withdrawn
2009-5955	Hawthorne Folsom Place LLC	Postponed
2009-5956	Hawthorne Folsom Place LLC	Withdrawn
2009-5957	Hawthorne Folsom Place LLC	Withdrawn
2009-5958	Hawthorne Folsom Place LLC	Postponed
2009-5959	Hawthorne Folsom Place LLC	Withdrawn
2009-5960	Hawthorne Folsom Place LLC	Withdrawn
2009-5961	Hawthorne Folsom Place LLC	Postponed
2009-6154	Hawthorne Folsom Place LLC	Withdrawn
2009-6155	Hawthorne Folsom Place LLC	Withdrawn
2009-6156	Hawthorne Folsom Place LLC	Withdrawn
2009-6157	Hawthorne Folsom Place LLC	Withdrawn
2009-6158	Hawthorne Folsom Place LLC	Withdrawn

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<u>Appeal No.</u>	<u>Name</u>	<u>Disposition (con't)</u>
2010-1873	Hawthorne Folsom Place LLC	Postponed
2010-1874	Hawthorne Folsom Place LLC	Postponed
2010-1875	Hawthorne Folsom Place LLC	Postponed
2010-1876	Hawthorne Folsom Place LLC	Postponed
2010-1877	Hawthorne Folsom Place LLC	Postponed
2010-2065	W2007 HWD Realty, LLC	Withdrawn
2010-3194	Avalonbay Communities, Inc.	Postponed

There being no further business, the Board, at the hour of 10:15 a.m., recessed to reconvene Thursday, May 9, 2013, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk



Dawn Duran
Administrator

Approved by the Board May 9, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD

City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Thursday, May 09, 2013

9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0878
APPLICANT:	CHI, KAREN
PARCEL NO.:	3748 308
PARCEL ADDRESS:	0355 01ST ST, #S1608
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$605,000.00
APPLICANT'S OPINION:	\$300,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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- 3) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------|
| APPLICATION: | 2006-0879 |
| APPLICANT: | CHI, KAREN |
| PARCEL NO.: | 3748 308 |
| PARCEL ADDRESS: | 0355 - 01ST ST, #S1608 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$617,100.00 |
| APPLICANT'S OPINION: | \$300,000.00 |
| TAXABLE YEAR: | 2006 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 4) Hearing, discussion, and possible action involving:
- | | |
|----------------------|----------------------------|
| APPLICATION: | 2009-2605 |
| APPLICANT: | 1540 MARKET STREET NV, LLC |
| PARCEL NO.: | 0836 002 |
| PARCEL ADDRESS: | 1510V MARKET ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,380,665.00 |
| APPLICANT'S OPINION: | \$279,600.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
- | | |
|----------------------|----------------------------|
| APPLICATION: | 2009-2606 |
| APPLICANT: | 1540 MARKET STREET NV, LLC |
| PARCEL NO.: | 0836 003 |
| PARCEL ADDRESS: | 1520V MARKET ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,724,347.00 |
| APPLICANT'S OPINION: | \$349,200.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

6) Hearing, discussion, and possible action involving:

APPLICATION: 2009-2607
APPLICANT: 1540 MARKET STREET NV, LLC
PARCEL NO.: 0836 005
PARCEL ADDRESS: 1540 MARKET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$7,110,092.00
APPLICANT'S OPINION: \$2,050,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2009-2608
APPLICANT: 1540 MARKET STREET NV, LLC
PARCEL NO.: 0836 004
PARCEL ADDRESS: 0011 OAK ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,010,105.00
APPLICANT'S OPINION: \$1,014,600.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6256
APPLICANT: NIAM 563 LUSK, LLC
PARCEL NO.: 3787 022
PARCEL ADDRESS: 0025 LUSK ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$5,900,000.00
APPLICANT'S OPINION: \$2,002,500.00
TAXABLE YEAR: 2007
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6257
APPLICANT: NIAM 563 LUSK, LLC
PARCEL NO.: 3787 022
PARCEL ADDRESS: 0025 LUSK ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$5,900,000.00
APPLICANT'S OPINION: \$2,042,550.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6258
APPLICANT: NIAM 563 LUSK, LLC
PARCEL NO.: 3787 022
PARCEL ADDRESS: 0025 LUSK ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,018,000.00
APPLICANT'S OPINION: \$2,083,401.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION: 2010-1014
APPLICANT: NIAM 563 LUSK, LLC
PARCEL NO.: 3787 022
PARCEL ADDRESS: 0025 LUSK ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,003,737.00
APPLICANT'S OPINION: \$2,042,550.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2010-1034
APPLICANT: 300 PROSPECT PROPERTIES, INC.
PARCEL NO.: 0267 016
PARCEL ADDRESS: 0160 0180 SANSOME ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$27,816,638.00
APPLICANT'S OPINION: \$12,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2010-1853
APPLICANT: WOODLAND APARTMENTS
PARCEL NO.: 0549 001
PARCEL ADDRESS: 2165 LARKIN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,467,239.00
APPLICANT'S OPINION: \$6,008,075.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2104
APPLICANT: 1095 MARKET STREET HOLDING, LLC
PARCEL NO.: 3703 059
PARCEL ADDRESS: 1095 1097 MARKET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$9,188,903.00
APPLICANT'S OPINION: \$4,530,659.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2720
APPLICANT: 1540 MARKET STREET NV, LLC
PARCEL NO.: 0836 002
PARCEL ADDRESS: 1510V MARKET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,387,763.00
APPLICANT'S OPINION: \$300,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2721
APPLICANT: 1540 MARKET STREET NV, LLC
PARCEL NO.: 0836 003
PARCEL ADDRESS: 1520V MARKET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,733,213.00
APPLICANT'S OPINION: \$380,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2723
APPLICANT: 1540 MARKET STREET NV, LLC
PARCEL NO.: 0836 005
PARCEL ADDRESS: 1540 MARKET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$7,146,651.00
APPLICANT'S OPINION: \$2,260,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3125
APPLICANT:	NIAM 563 LUSK, LLC
PARCEL NO.:	3787 022
PARCEL ADDRESS:	0025 LUSK ST,
TOPIC:	
CURRENT ASSESSMENT:	\$6,049,144.00
APPLICANT'S OPINION:	\$2,083,401.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, May 9, 2013, at 9:30 a.m.

Present: Jeff Morris, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Jeff Morris, Presiding

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board heard evidence and testimony from both parties, and then took certain action as specified under this date, on the original of the below listed applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2006-0878	Karen Chi	Submitted
2006-0879	Karen Chi	Submitted
2009-2605	1540 Market Street NV, LLC	Verbal Stipulation Approved; 2-1 vote with Member Tham dissenting
2009-2606	1540 Market Street NV, LLC	Same as above
2009-2607	1540 Market Street NV, LLC	Same as above
2009-2608	1540 Market Street NV, LLC	Same as above
2010-1853	Woodland Apartments	Verbal Stipulation Approved
2011-2720	1540 Market Street NV, LLC	Postponed at Hearing
2011-2721	1540 Market Street NV, LLC	Postponed at Hearing
2011-2722	1540 Market Street NV, LLC	Postponed at Hearing
2011-2723	1540 Market Street NV, LLC	Postponed at Hearing

At the hour of 11:25 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:45 a.m. and took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2006-0878	Karen Chi	Denied
2006-0879	Karen Chi	Denied

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-6256	Niam 563 Lusk, LLC	Postponed
2009-6257	Niam 563 Lusk, LLC	Postponed
2009-6258	Niam 563 Lusk, LLC	Postponed
2010-1014	Niam 563 Lusk, LLC	Postponed
2010-1034	300 Prospect Properties Inc.	Postponed
2011-3125	Niam 563 Lusk, LLC	Postponed

There being no further business, the Board, at the hour of 11:50 a.m., recessed to reconvene Wednesday, May 15, 2013, at 1:30 p.m.



Dawn Duran
Administrator acting as Clerk

Approved by the Board May 23, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD

City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Thursday, May 09, 2013

1:30 PM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2985
APPLICANT:	ANDREINI, J & L TRUST
PARCEL NO.:	3521 058
PARCEL ADDRESS:	1501 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,213,725.00
APPLICANT'S OPINION:	\$1,439,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAY 02 2013
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3516
APPLICANT:	O'CONNOR, JOHN
PARCEL NO.:	4264 026
PARCEL ADDRESS:	2625 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,596,594.00
APPLICANT'S OPINION:	\$1,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5478
APPLICANT:	O'CONNOR, JOHN
PARCEL NO.:	4264 026
PARCEL ADDRESS:	2625 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,501,696.00
APPLICANT'S OPINION:	\$1,600,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5479
APPLICANT:	O'CONNOR, JOHN
PARCEL NO.:	4264 026
PARCEL ADDRESS:	2625 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,551,729.00
APPLICANT'S OPINION:	\$1,600,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION: 2010-5480
APPLICANT: O'CONNOR, JOHN
PARCEL NO.: 4264 026
PARCEL ADDRESS: 2625 - 24TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,602,763.00
APPLICANT'S OPINION: \$1,600,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-0488
APPLICANT: MANCILLA, TERRANCE
PARCEL NO.: 4287 031
PARCEL ADDRESS: 1113 CONNECTICUT ST, 6
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$533,329.00
APPLICANT'S OPINION: \$400,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-0489
APPLICANT: GHEITH, YOUSEF
PARCEL NO.: 5358 029
PARCEL ADDRESS: 5102 - 03RD ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$820,000.00
APPLICANT'S OPINION: \$700,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ROLL CORRECTION

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-0492
APPLICANT: LE, PAUL
PARCEL NO.: 1080 013
PARCEL ADDRESS: 2320 GEARY BLVD,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,332,818.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-0493
APPLICANT: OSUNDE, DANIEL
PARCEL NO.: 5358 004
PARCEL ADDRESS: 5114 5116 03RD ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$666,408.00
APPLICANT'S OPINION: \$500,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-0499
APPLICANT: LIN, JANET
PARCEL NO.: 2923 078
PARCEL ADDRESS: 0112 KENSINGTON WAY,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$601,305.00
APPLICANT'S OPINION: \$400,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-0518
APPLICANT: LEE FAMILY TRUST 2000
PARCEL NO.: 2398 001
PARCEL ADDRESS: 1701 1703 TARAVAL ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,287,977.00
APPLICANT'S OPINION: \$800,667.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3468
APPLICANT: HARPER, RICHARD
PARCEL NO.: 1030 002
PARCEL ADDRESS: 1717 BAKER ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,121,586.00
APPLICANT'S OPINION: \$1,060,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4683
APPLICANT: ANDREINI, J & L TRUST
PARCEL NO.: 3521 058
PARCEL ADDRESS: 1501 FOLSOM ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,230,394.00
APPLICANT'S OPINION: \$1,115,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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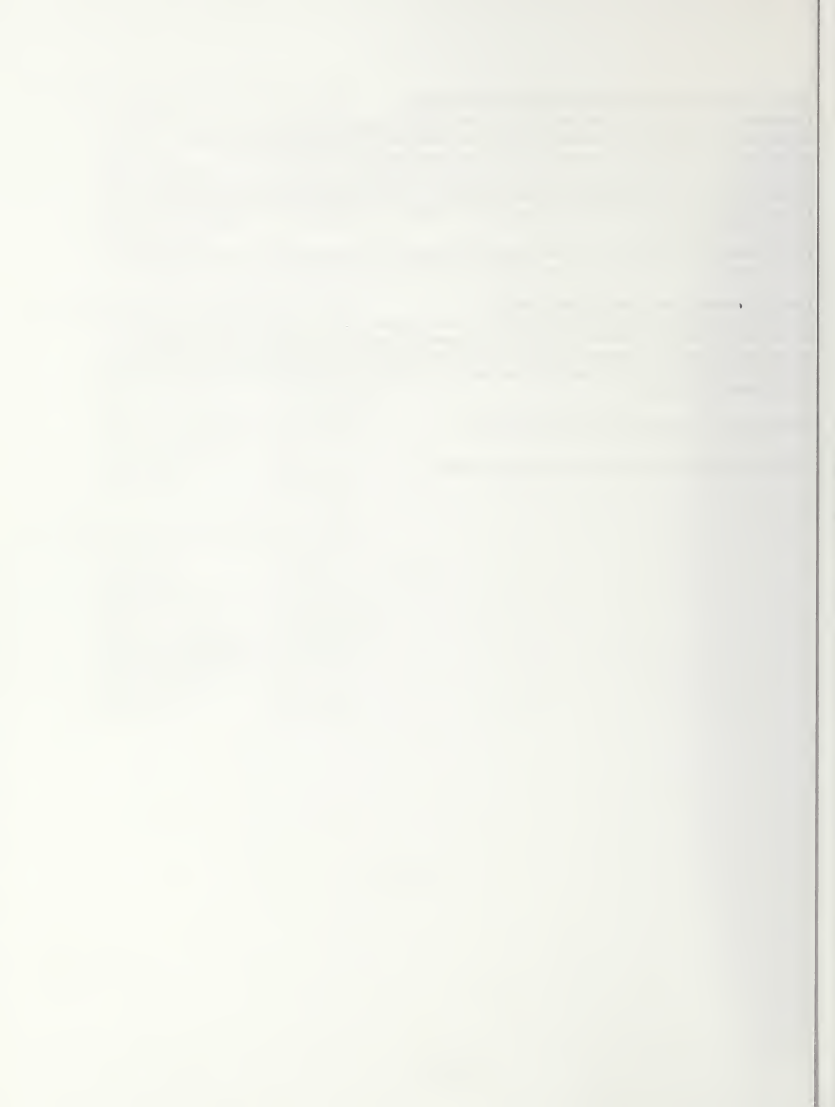
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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.



JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, May 9, 2013, at 1:30 p.m.

Present: Mervin Conlan, Diana Daniel and Daniel Hershkowitz

Quorum present

Chairperson: Daniel Hershkowitz, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-3516	John O'Connor	Submitted
2010-5478	John O'Connor	Submitted
2010-5479	John O'Connor	Submitted
2010-5480	John O'Connor	Submitted
2011-3468	Richard Harper	Verbal Stipulation Approved

At the hour of 3:50 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 4:05p.m. and took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-3516	John O'Connor	A.V. Lowered (Board)
2010-5478	John O'Connor	Denied
2010-5479	John O'Connor	A.V. Lowered (Board)
2010-5480	John O'Connor	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-2985	Andreini, J & L Trust	Postponed
2011-0488	Terrance Mancilla	Withdrawn
2011-0489	Yousef Gheith	Withdrawn

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<u>Appeal No.</u>	<u>Name</u>	<u>Disposition (con't)</u>
2011-0492	Paul Le	Withdrawn
2011-0493	Daniel Osunde	Withdrawn
2011-0499	Janet Lin	Withdrawn
2011-0518	Lee Family Trust 2000	Withdrawn
2011-4683	Andreini, J & L Trust	Postponed

There being no further business, the Board, at the hour of 4:10 p.m., recessed to reconvene Monday, May 13, 2013, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk



Dawn Duran
Administrator

Approved by the Board on Monday, May 13, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall
Monday, May 13, 2013

9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4298
APPLICANT:	KHAVUL FAMILY 2000 REVOC TRUST
PARCEL NO.:	1753 001
PARCEL ADDRESS:	0301 HUGO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,598,466.00
APPLICANT'S OPINION:	\$1,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

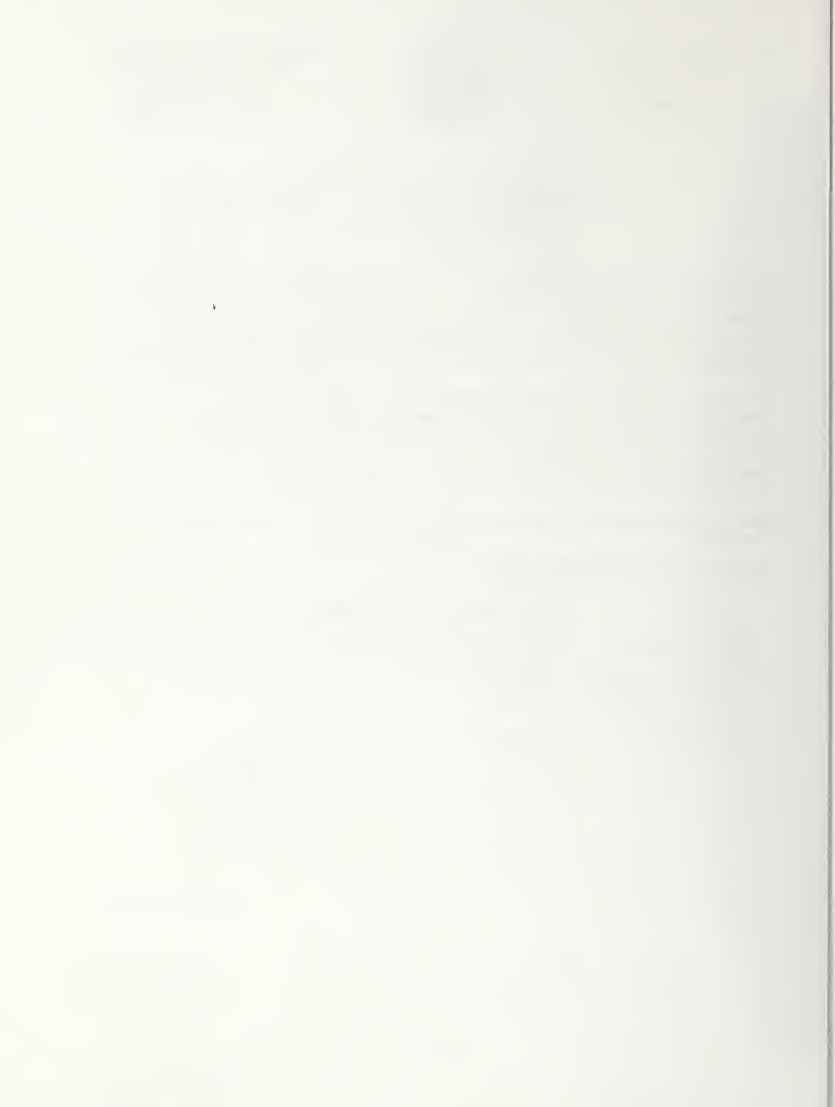
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3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4303
APPLICANT: BELLEVUE TRUST
PARCEL NO.: 0963 020
PARCEL ADDRESS: 2900 PACIFIC AVE, 301
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,525,446.00
APPLICANT'S OPINION: \$1,800,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4460
APPLICANT: LEMBL, FRANK
PARCEL NO.: 0913 027
PARCEL ADDRESS: 189 JEFFERSON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,207,254.00
APPLICANT'S OPINION: \$4,500,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4493
APPLICANT: SUSSMAN, PAUL
PARCEL NO.: 3507 042
PARCEL ADDRESS: SITUS TO BE ASSIGNED ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,738,300.00
APPLICANT'S OPINION: \$3,500,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4507
APPLICANT: JOHN & LISA PRITZKER FAMILY
PARCEL NO.: 4044 052
PARCEL ADDRESS: 0729 SITUS TO BE ASSIGNED ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$15,153,840.00
APPLICANT'S OPINION: \$7,500,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4674
APPLICANT: ZIONS BANK
PARCEL NO.: 3525 060
PARCEL ADDRESS: 0455 - 10TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,153,767.00
APPLICANT'S OPINION: \$576,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4676
APPLICANT: THAMKUL, MARK
PARCEL NO.: 4160 042
PARCEL ADDRESS: 1133 DE HARO ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$698,341.00
APPLICANT'S OPINION: \$462,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2010-5505
APPLICANT: THAMKUL REVOCABLE TRUST
PARCEL NO.: 4160 042
PARCEL ADDRESS: 1133 DE HARO ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$650,000.00
APPLICANT'S OPINION: \$220,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION: 2010-5506
APPLICANT: THAMKUL REVOCABLE TRUST
PARCEL NO.: 4160 042
PARCEL ADDRESS: 1133 DE HARO ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$650,000.00
APPLICANT'S OPINION: \$220,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3241
APPLICANT: CASTLE, ABRA
PARCEL NO.: 7531 065
PARCEL ADDRESS: 0032 TOPAZ WAY,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,087,996.00
APPLICANT'S OPINION: \$800,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3638
APPLICANT: LIU, GWO-CHING
PARCEL NO.: 2193 020A
PARCEL ADDRESS: 2170 - 25TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,354,243.00
APPLICANT'S OPINION: \$892,762.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3681
APPLICANT: COHEN, EPHRAM
PARCEL NO.: 6042 042
PARCEL ADDRESS: 0424 HAMILTON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$901,736.00
APPLICANT'S OPINION: \$751,736.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3683
APPLICANT: ROMOS RAMIREZ, JOSE
PARCEL NO.: 7047 016
PARCEL ADDRESS: 2566 SAN JOSE AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$600,000.00
APPLICANT'S OPINION: \$450,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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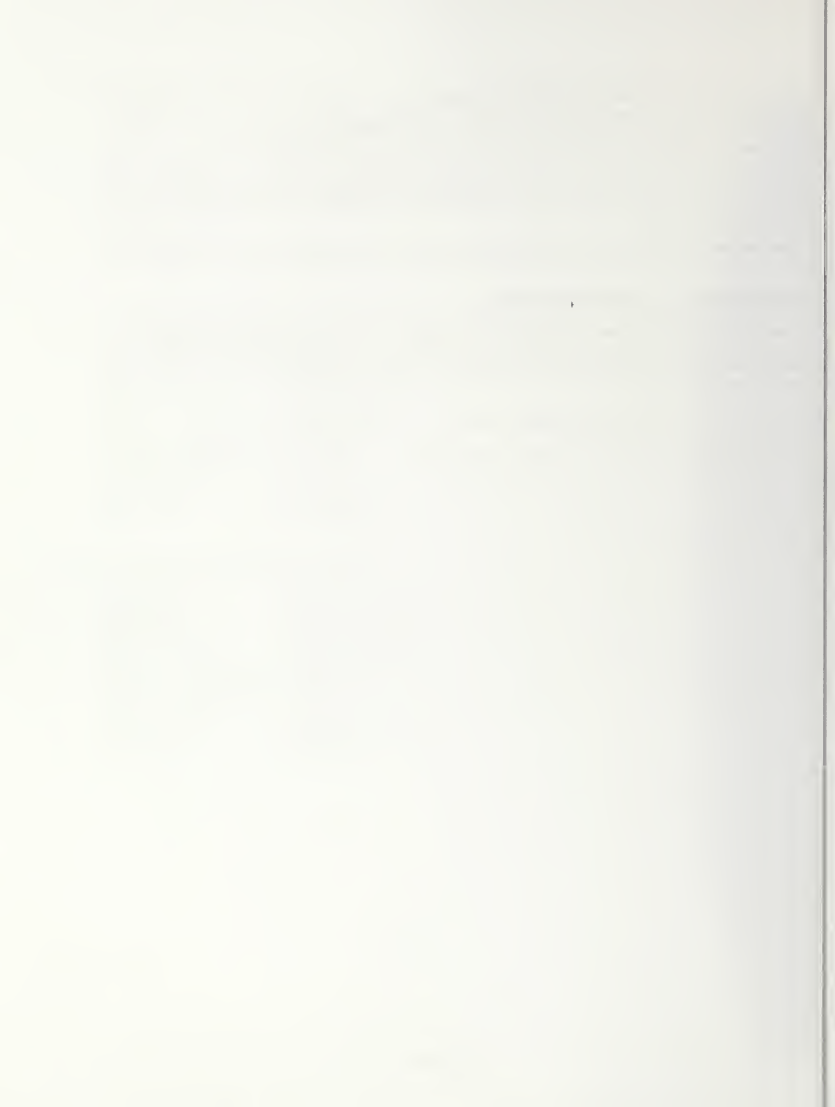
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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.



JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, May 13, 2013, at 9:30 a.m.

Present: Louisa Mendoza, Daniel Hershkowitz and Ed Campaña

Quorum present

Chairperson: Louisa Mendoza, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-4303	Bellevue Trust	Verbal Stipulation Approved
2010-4460	Frank Lembi	Verbal Stipulation Approved
2011-3638	Gwo-Ching Liou	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2010 and 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-4298	Khavul Family 2000 Rev Trust	Denied-No Show
2011-3241	Abra Castle	Denied-No Show
2011-3681	Ephram Cohen	Denied-No Show
2011-3683	Jose Romos Ramirez	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-4493	Paul Sussman	Withdrawn
2010-4507	John & Lisa Pritzker Family	Withdrawn
2010-4674	Zions Bank	Withdrawn
2010-4676	Mark Thamkul	Withdrawn
2010-5505	Thamkul Revocable Trust	Withdrawn
2010-5506	Thamkul Revocable Trust	Withdrawn

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There being no further business, the Board, at the hour of 10:36 a.m., recessed to reconvene Tuesday, May 14, 2013, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

A handwritten signature in cursive script, appearing to read "Dawn Duran".

Dawn Duran
Administrator

Approved by the Board on Thursday, June 13, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
TUESDAY, MAY 14, 2013
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to continue deliberating and take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION: 2010-2350

APPLICANT:	LEICHTLING AND STERN FAMILY TRUST
PARCEL NO.:	0660 071
PARCEL ADDRESS:	0019 WILMOT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$680,316.00
APPLICANT'S OPINION:	\$300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall
Tuesday, May 14, 2013
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

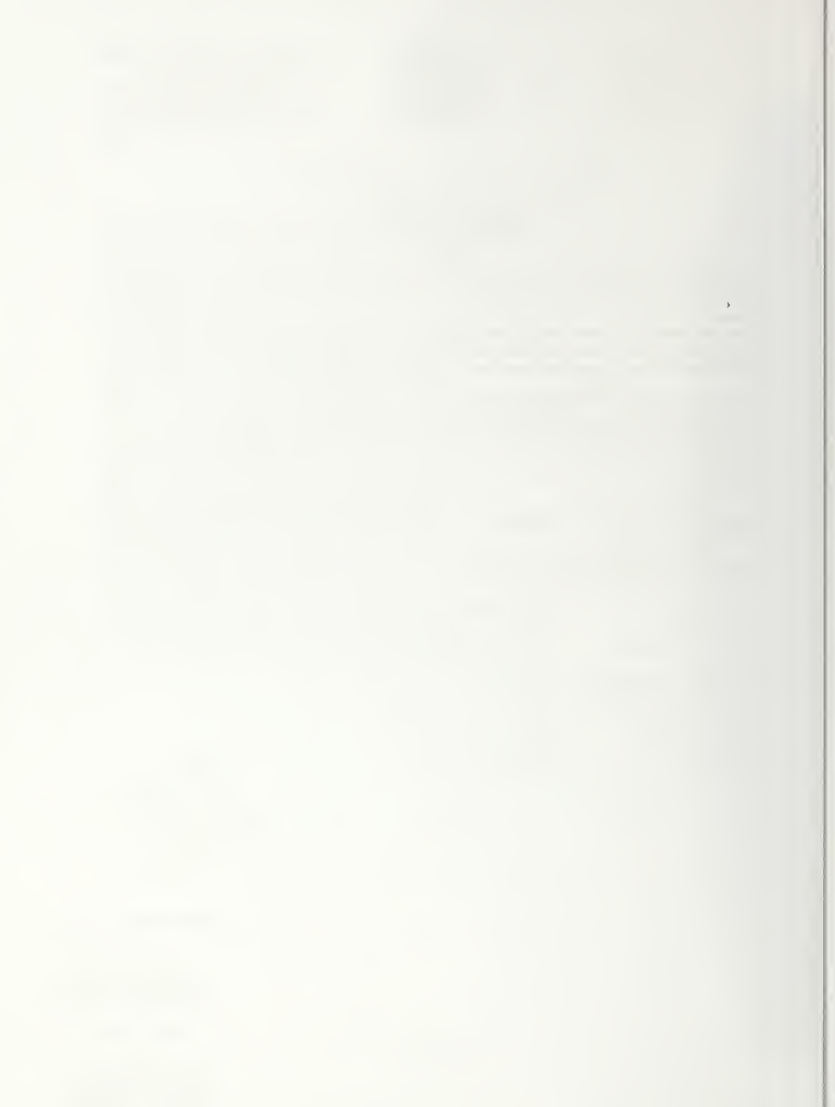
APPLICATION:	2010-2556
APPLICANT:	GIBRAN FARRAH REVOC TR
PARCEL NO.:	3513 196
PARCEL ADDRESS:	1350 STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$432,559.00
APPLICANT'S OPINION:	\$215,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2557
APPLICANT: GIBRAN FARRAH REVOC TR
PARCEL NO.: 3513 197
PARCEL ADDRESS: 1350A STEVENSON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$432,559.00
APPLICANT'S OPINION: \$215,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2558
APPLICANT: GIBRAN FARRAH REVOC TR
PARCEL NO.: 3513 198
PARCEL ADDRESS: 1352 STEVENSON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$432,559.00
APPLICANT'S OPINION: \$215,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2559
APPLICANT: GIBRAN FARRAH REVOC TR
PARCEL NO.: 3513 199
PARCEL ADDRESS: 1352A STEVENSON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$432,559.00
APPLICANT'S OPINION: \$215,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2560
APPLICANT: GIBRAN FARRAH REVOC TR
PARCEL NO.: 3513 200
PARCEL ADDRESS: 1354 STEVENSON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$432,559.00
APPLICANT'S OPINION: \$215,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2561
APPLICANT: GIBRAN FARRAH REVOC TR
PARCEL NO.: 3513 201
PARCEL ADDRESS: 1354A STEVENSON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$432,559.00
APPLICANT'S OPINION: \$215,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3155
APPLICANT: MCCARTHY, CLIVE
PARCEL NO.: 3531 020
PARCEL ADDRESS: 0266 0270 14TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,881,095.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4535
APPLICANT:	JS SULLIVAN
PARCEL NO.:	7126A037
PARCEL ADDRESS:	3981 ALEMANY BLVD, #201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$306,000.00
APPLICANT'S OPINION:	\$152,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4801
APPLICANT:	MACHULE, DARREN
PARCEL NO.:	3590 048
PARCEL ADDRESS:	0372 0374 CAPP ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$945,551.00
APPLICANT'S OPINION:	\$840,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3561
APPLICANT:	SHUI, QIAN
PARCEL NO.:	2192 010
PARCEL ADDRESS:	2182 - 26TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$900,000.00
APPLICANT'S OPINION:	\$845,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3849
APPLICANT: RAJ, NEHAL
PARCEL NO.: 1392 022
PARCEL ADDRESS: 0251 - 32ND AVE,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$3,000,000.00
APPLICANT'S OPINION: \$2,506,777.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3993
APPLICANT: ZHANG, XIHUI
PARCEL NO.: 5922 012
PARCEL ADDRESS: 0236 SILLIMAN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$828,396.00
APPLICANT'S OPINION: \$595,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4099
APPLICANT: AGUILAR, JOSELITO
PARCEL NO.: 1778 016
PARCEL ADDRESS: 1379 1383 23RD AVE,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,610,000.00
APPLICANT'S OPINION: \$1,089,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

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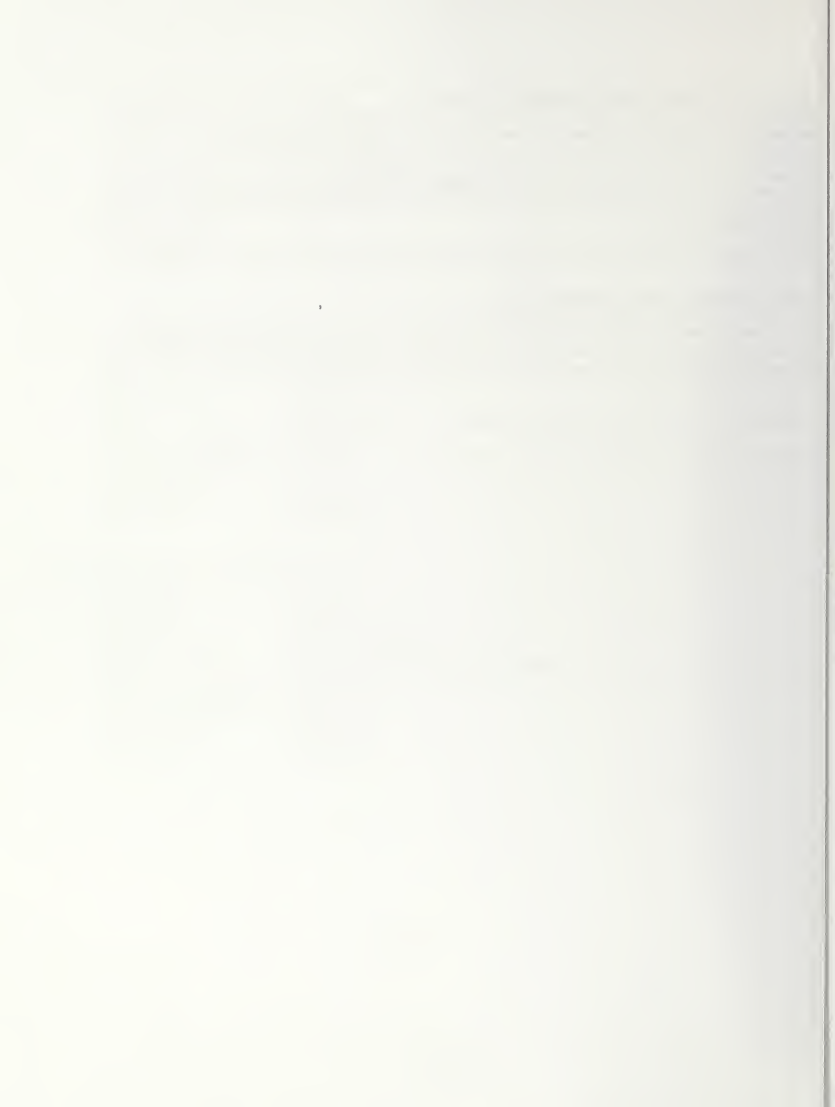
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**JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD**

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, May 14, 2013, at 1:30 p.m.

Present: Joseph Tham, Meg Ruxton, Mervin Colan and Ed Campaña

Quorum present

Chairperson: Ed Campaña, Presiding

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-3561	Qian Shui	Submitted (Decided by Chair Campaña, Member Conlan and Ruxton) (Note: Member Tham recused himself from this case, was Hearing Officer)
2011-3849	Nehal Raj	Submitted (Decided by Chair Campaña, Member Conlan and Tham)
2011-3993	Xihui Zhang	Submitted (Decided by Chair Campaña, Member Conlan and Tham)
2011-4099	Joselito Aguilar	Submitted (Decided by Chair Campaña, Member Conlan and Tham) (Note: Member Ruxton recused herself from this case, conflict with Taxpayer)

At the hour of 3:30 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 3:50 p.m. and took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-3561	Qian Shui	A.V.Lowered (Assessor) (Decided by Chair Campaña, Member Conlan and Ruxton)
2011-3849	Nehal Raj	A.V.Lowered (Board) (Decided by Chair Campaña, Member Conlan and Tham)
2011-3993	Xihui Zhang	A.V.Lowered (Board) (Decided by Chair Campaña, Member Conlan and Tham)
2011-4099	Joselito Aguilar	A.V.Lowered (Board) (Decided by Chair Campaña, Member Conlan and Tham)

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ASSESSMENT APPEALS BOARD NO. 2

Journal of Proceedings

Tuesday, May 14, 2013

Page 2

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-4535	JS Sullivan	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-2556	Gibran Farrah Revoc Trust	Withdrawn
2010-2557	Gibran Farrah Revoc Trust	Withdrawn
2010-2558	Gibran Farrah Revoc Trust	Withdrawn
2010-2559	Gibran Farrah Revoc Trust	Withdrawn
2010-2560	Gibran Farrah Revoc Trust	Withdrawn
2010-2561	Gibran Farrah Revoc Trust	Withdrawn
2010-3155	Clive McCarthy	Withdrawn
2010-4801	Darren Machule	Postponed

There being no further business, the Board, at the hour of 3:55 p.m. recessed to reconvene on Wednesday, May 15, 2013, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk



Dawn Duran
Administrator

Approved by the Board on Monday, June 17, 2013
Approved by the Board on Monday, June 24, 2013

Angela Calvillo
Clerk of the Board of Supervisors

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Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall
Wednesday, May 15, 2013
9:30 AM

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- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4641
APPLICANT:	HAL 2101 BAY SF LLC
PARCEL NO.:	0928 001
PARCEL ADDRESS:	2101 BAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,520,542.00
APPLICANT'S OPINION:	\$3,318,042.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4644
APPLICANT: HAL 427 - 34TH SF LLC
PARCEL NO.: 1466 047
PARCEL ADDRESS: 0427 - 34TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,641,071.00
APPLICANT'S OPINION: \$1,340,071.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION: 2010-5226
APPLICANT: MURPHY, DENIS
PARCEL NO.: 4084 028
PARCEL ADDRESS: 2445 2449 HARRISON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,302,808.00
APPLICANT'S OPINION: \$1.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-0263
APPLICANT: KROUSS REVOC TRUST
PARCEL NO.: 4060 050
PARCEL ADDRESS: 0701 MINNESOTA ST, 215
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$879,996.00
APPLICANT'S OPINION: \$530,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-0934
APPLICANT: YEE, JOHN
PARCEL NO.: 1044 015
PARCEL ADDRESS: 0280 EUCLID AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,111,664.00
APPLICANT'S OPINION: \$2,040,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-0937
APPLICANT: LAM-HO, JUDY
PARCEL NO.: 1771 051
PARCEL ADDRESS: 1535 IRVING ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,283,604.00
APPLICANT'S OPINION: \$695,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-0938
APPLICANT: HO, THOMAS
PARCEL NO.: 1371 015
PARCEL ADDRESS: 0171 - 11TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,892,496.00
APPLICANT'S OPINION: \$1,205,174.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

- 9) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------|
| APPLICATION: | 2011-2147 |
| APPLICANT: | TSO FAMILY TRUST |
| PARCEL NO.: | 6407 013 |
| PARCEL ADDRESS: | 1063 GENEVA AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$920,343.00 |
| APPLICANT'S OPINION: | \$630,605.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | WITHDRAWN |
- 10) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------|
| APPLICATION: | 2011-2239 |
| APPLICANT: | CAWTHON, MICHAEL |
| PARCEL NO.: | 1588 014 |
| PARCEL ADDRESS: | 0674 46TH AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$840,000.00 |
| APPLICANT'S OPINION: | \$710,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 11) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------|
| APPLICATION: | 2011-2272 |
| APPLICANT: | KANTER, PETER |
| PARCEL NO.: | 7520 004 |
| PARCEL ADDRESS: | 1620V DIAMOND ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,678,232.00 |
| APPLICANT'S OPINION: | \$1,000,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2295
APPLICANT: GONZALES, FERNANDO
PARCEL NO.: 1736 013
PARCEL ADDRESS: 1259 - 14TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,023,079.00
APPLICANT'S OPINION: \$965,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ROLL CORRECTION

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2711
APPLICANT: RON, DAVID
PARCEL NO.: 1253 025
PARCEL ADDRESS: 0318 FREDERICK ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,996,704.00
APPLICANT'S OPINION: \$2,547,198.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4034
APPLICANT: HO, KENNETH
PARCEL NO.: 1567 031A
PARCEL ADDRESS: 3345 3347 ANZA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,299,713.00
APPLICANT'S OPINION: \$1,050,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5053
APPLICANT:	HAAS-KOGAN, DAPHNE
PARCEL NO.:	2966A015
PARCEL ADDRESS:	0572 TERESITA BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,012,920.00
APPLICANT'S OPINION:	\$786,556.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

**JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD**

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, May 15, 2013, at 9:30 a.m.

Present: Louisa Mendoza, Meg Ruxton and Mervin Conlan

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-4641	HAL 2101 Bay SF LLC	Verbal Stipulation Approved
2011-0934	John Yee	Verbal Stipulation Approved
2011-0937	Judy Lam-Ho	Verbal Stipulation Approved
2011-0938	Thomas Ho	Verbal Stipulation Approved
2011-2272	Peter Kanter	Submitted
2011-2295	Fernando Gonzales	Verbal Stipulation Approved
2011-2711	David Ron	Verbal Stipulation Approved
2011-4034	Kenneth Ho	Verbal Stipulation Approved
2011-5053	Daphne Haas-Kogan	Verbal Stipulation Approved

At the hour of 11:20 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 11:30 a.m. and took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-2272	Peter Kanter	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-4644	HAL 427 - 34 th SF LLC	Postponed
2010-5226	Denis Murphy	Postponed
2011-0263	Krouss Revoc Trust	Postponed
2011-2147	TSO Family Trust	Withdrawn
2011-2239	Michael Cawthon	Withdrawn

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There being no further business, the Board, at the hour of 11:35 a.m. recessed to reconvene on Friday, May 17, 2013, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

A handwritten signature in dark ink, appearing to read "Dawn Duran". The signature is fluid and cursive, with the first name "Dawn" being more prominent than the last name "Duran".

Dawn Duran
Administrator

Approved by the Board on Thursday, June 13, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Administrative Hearing
Room 406, City Hall
Wednesday, May 15, 2013
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0877
APPLICANT:	CHI, KAREN
PARCEL NO.:	8702 019
PARCEL ADDRESS:	0250 KING ST, #416
TOPIC:	Request to reopen application
CURRENT ASSESSMENT:	\$825,000.00
APPLICANT'S OPINION:	\$400,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
MAY 09 2013
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6631
APPLICANT: LANE, JULIE
PARCEL NO.: 4336 013
PARCEL ADDRESS: 1425 FLORIDA ST,
TOPIC: Assessor to correct clerical error regarding allocated value.
CURRENT ASSESSMENT: \$1,142,182.00
APPLICANT'S OPINION: \$925,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4358
APPLICANT: EXTRA SPACE WEST TWO
PARCEL NO.: 4339 001
PARCEL ADDRESS: 2501 2535 CESAR CHAVEZ ST,
TOPIC: Request to reopen application
CURRENT ASSESSMENT: \$14,591,877.00
APPLICANT'S OPINION: \$6,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4360
APPLICANT: EXTRA SPACE OF FOLSOM STREET LLC
PARCEL NO.: 3517 013
PARCEL ADDRESS: 1400 1450 FOLSOM ST,
TOPIC: Request to reopen application
CURRENT ASSESSMENT: \$19,222,542.00
APPLICANT'S OPINION: \$8,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4361
APPLICANT: USA SF SELF STORAGE, DST
PARCEL NO.: 3513 080
PARCEL ADDRESS: 0190 0198 OTIS ST,
TOPIC: Request to reopen application
CURRENT ASSESSMENT: \$19,971,930.00
APPLICANT'S OPINION: \$8,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-0955
APPLICANT: RHEE, JENNY
PARCEL NO.: 3745 665
PARCEL ADDRESS: Request to reopen application
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,511,294.00
APPLICANT'S OPINION: \$1,357,838.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-1760
APPLICANT: D&T LLC
PARCEL NO.: 1364 045
PARCEL ADDRESS: 4200 CALIFORNIA ST,
TOPIC: Request to reopen application
CURRENT ASSESSMENT: \$1,985,593.00
APPLICANT'S OPINION: \$1,284,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3528
APPLICANT: GARBANZO LLC
PARCEL NO.: 5590A008
PARCEL ADDRESS: 2198 OAKDALE AVE,
TOPIC: Request to reopen application
CURRENT ASSESSMENT: \$853,329.00
APPLICANT'S OPINION: \$519,700.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3529
APPLICANT: GARBANZO LLC
PARCEL NO.: 5590A007
PARCEL ADDRESS: 2160V OAKDALE AVE,
TOPIC: Request to reopen application
CURRENT ASSESSMENT: \$517,331.00
APPLICANT'S OPINION: \$224,460.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3554
APPLICANT: MILLER, MICHAEL
PARCEL NO.: 0322A100
PARCEL ADDRESS: 0631 O'FARRELL ST, 1004
TOPIC: Request to reopen application
CURRENT ASSESSMENT: \$397,381.00
APPLICANT'S OPINION: \$250,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3584
APPLICANT: HUANG, CHUN LI
PARCEL NO.: 7138 022
PARCEL ADDRESS: 0182 SAGAMORE ST,
TOPIC: Request to amend Supplemental
CURRENT ASSESSMENT: \$552,827.00
APPLICANT'S OPINION: \$455,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ROLL CORRECTION

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3602
APPLICANT: KWONG, YUI POR
PARCEL NO.: 5697 035
PARCEL ADDRESS: 0384 BRADFORD ST,
TOPIC: Request to amend Supplemental
CURRENT ASSESSMENT: \$562,874.00
APPLICANT'S OPINION: \$460,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4933
APPLICANT: USA SF SELF STORAGE, DST
PARCEL NO.: 3513 080
PARCEL ADDRESS: 0190 0198 OTIS ST,
TOPIC: Request to reopen application
CURRENT ASSESSMENT: \$20,122,318.00
APPLICANT'S OPINION: \$12,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4934
APPLICANT: EXTRA SPACE OF FOLSOM STREET LLC
PARCEL NO.: 3517 013
PARCEL ADDRESS: 1400 1450 FOLSOM ST,
TOPIC: Request to reopen application
CURRENT ASSESSMENT: \$19,367,287.00
APPLICANT'S OPINION: \$16,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4935
APPLICANT: EXTRA SPACE WEST TWO
PARCEL NO.: 4339 001
PARCEL ADDRESS: 2501 2535 CESAR CHAVEZ ST,
TOPIC: Request to reopen application
CURRENT ASSESSMENT: \$14,701,751.00
APPLICANT'S OPINION: \$13,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4969
APPLICANT: POTRERO HILL INVESTORS
PARCEL NO.: 3932 018
PARCEL ADDRESS: 0212 UTAH ST,
TOPIC: Board to consider as timely filed
CURRENT ASSESSMENT: \$1,586,045.00
APPLICANT'S OPINION: \$754,923.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2012-5350
APPLICANT: SILVERA, LILI
PARCEL NO.: 0074 009C
PARCEL ADDRESS: 0864 0874 GREENWICH ST,
TOPIC: Board to consider as timely filed
CURRENT ASSESSMENT: \$1,509,646.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2007
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

19) Hearing, discussion, and possible action involving:

APPLICATION: 2012-5351
APPLICANT: SILVERA, LILI
PARCEL NO.: 0074 009C
PARCEL ADDRESS: 0864 0874 GREENWICH ST,
TOPIC: Board to consider as timely filed
CURRENT ASSESSMENT: \$1,543,196.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the administrative meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, May 15, 2013, at 1:33 p.m.

Present: Gregory Blaine, Donna Crowder and Joseph Tham

Quorum present

Chairperson: Gregory Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard regarding administrative issues only, the Board took certain action as specified under this date, on the original of the below listed applications:

<u>Appeal</u>	<u>No.</u>	<u>Name</u>	<u>Disposition</u>
	2006-0877	Karen Chi	Approved request to reopen
	2009-6631	Julie Lane	Approved amending allocation of value between land and structure
	2010-4358	Extra Space West Two	Approved request to reopen
	2010-4360	Extra Space of Folsom Street	Approved request to reopen
	2010-4361	USA SF Self Storage	Approved request to reopen
	2011-0955	Jenny Rhee	Approved request to reopen
	2011-1760	D&T LLC	Approved request to reopen; 2-1 vote; Commissioner Blaine dissented
	2011-3528	Garbanzo LLC	Approved request to reopen
	2011-3529	Garbanzo LLC	Approved request to reopen
	2011-3584	Chun Li Huang	Denied request to amend application for base year appeal; 2-1 vote; Commissioner Tham dissented
	2011-3602	Yui Por Kwong	Denied request to amend application for base year appeal
	2011-4933	USA SF Self Storage	Approved request to reopen
	2011-4934	Extra Space of Folsom Street	Approved request to reopen
	2011-4935	Extra Space West Two	Approved request to reopen
	2012-4969	Potrero Hill Investors	Accepted as timely filed
	2012-5350	Lili Silvera	Accepted as timely filed
	2012-5351	Lili Silvera	Accepted as timely filed

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The following listed applicant for change in the assessed valuation of property regarding an administrative issue effecting the 2011 roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-3554	Michael Miller	Postponed

There being no further business, the Board, at the hour of 4:13 p.m., recessed to reconvene Thursday, May 23, 2013, at 9:30 a.m.



Dawn Duran
Administrator acting as Clerk

Approved by the Board May 23, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, May 17, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION: 2010-5081
APPLICANT: HEARST COMMUNICATIONS INC. dba West Coast Realities
PARCEL NO.: 4347 010
PARCEL ADDRESS: 1901 CESAR CHAVEZ ST,
TOPIC:
CURRENT ASSESSMENT: \$25,863,594.00
APPLICANT'S OPINION: \$5,800,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR

DATE POSTED
MAY 09 2013
Assessment Appeals Board

05-10-13P02:25 RCVD

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DOCUMENTS DEPT

MAY 10 2013



3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-5083
APPLICANT: HEARST COMMUNICATIONS INC. dba West Coast Realties
PARCEL NO.: 4346 002
PARCEL ADDRESS: 2000 MARIN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,650,775.00
APPLICANT'S OPINION: \$650,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION: 2010-5084
APPLICANT: HEARST COMMUNICATIONS INC. dba West Coast Realties
PARCEL NO.: 4349 016
PARCEL ADDRESS: 0000,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,435,378.00
APPLICANT'S OPINION: \$550,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-0119
APPLICANT: LEONARD, GEOFF
PARCEL NO.: 1555 036
PARCEL ADDRESS: 0560 FUNSTON AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,850,000.00
APPLICANT'S OPINION: \$1,600,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-0244
APPLICANT: KUMAR, SURINDER
PARCEL NO.: 6946 030
PARCEL ADDRESS: 0999 OCEAN AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,315,800.00
APPLICANT'S OPINION: \$1,034,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-1570
APPLICANT: GIVANT, STEVEN
PARCEL NO.: 3042 003
PARCEL ADDRESS: 0014 FERNWOOD DR,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,160,000.00
APPLICANT'S OPINION: \$989,633.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2769
APPLICANT: TENTH AND MARKET, LLC
PARCEL NO.: 3507 041
PARCEL ADDRESS: 1401 MARKET STREET ,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$27,199,953.00
APPLICANT'S OPINION: \$8,160,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2973
APPLICANT: 3565 GEARY, LLC
PARCEL NO.: 1084 003
PARCEL ADDRESS: 3565 3567 GEARY BLVD,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,039,992.00
APPLICANT'S OPINION: \$1,966,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3477
APPLICANT: FISCHER KIERNAN FAMILY TRUST
PARCEL NO.: 6732 016
PARCEL ADDRESS: 0870 CHENERY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,280,000.00
APPLICANT'S OPINION: \$850,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4109
APPLICANT: KUMAR, SURINDER
PARCEL NO.: 6946 030
PARCEL ADDRESS: 0999 OCEAN AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,312,680.00
APPLICANT'S OPINION: \$1,034,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4110
APPLICANT: KUMAR, SURINDER
PARCEL NO.: 6946 030
PARCEL ADDRESS: 0999 OCEAN AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,322,564.00
APPLICANT'S OPINION: \$1,034,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4414
APPLICANT: DEGTYAREV, MICHAEL
PARCEL NO.: 6545 019
PARCEL ADDRESS: 0586 CLIPPER ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,095,610.00
APPLICANT'S OPINION: \$850,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4418
APPLICANT: ANGULO, ROBERTO
PARCEL NO.: 6664 076
PARCEL ADDRESS: ,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$781,544.00
APPLICANT'S OPINION: \$663,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4447
APPLICANT:	KINOSHITA, ROBERT
PARCEL NO.:	7126A329
PARCEL ADDRESS:	8100 OCEANVIEW TER, #206
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$275,000.00
APPLICANT'S OPINION:	\$175,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at <http://www.sfgov.org/sunshine/>

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.



JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, May 17, 2013, at 9:30 a.m.

Present: Meg Ruxton, Mervin Conlan and Daniel Hershkowitz

Quorum present

Chairperson: Daniel Hershkowitz, Presiding

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-0119	Geoff Leonard	Verbal Stipulation Approved
2011-1570	Steven Givant	Submitted
2011-2973	3565 Geary, LLC	Postponed at Hearing (2 to 1 vote, with Commissioner Ruxton dissenting).
2011-4418	Roberto Angulo	Submitted

At the hour of 11:00 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:10 a.m. and took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-1570	Steven Givant	Denied
2011-4418	Roberto Angulo	Denied

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-5081	Hearst Communications Inc.	Postponed
2010-5083	Hearst Communications Inc.	Postponed
2010-5084	Hearst Communications Inc.	Postponed
2011-0244	Surinder Kumar	Postponed
2011-2769	Tenth and Market, LLC	Withdrawn
2011-3477	Fischer Kiernan Family Trust	Postponed
2011-4109	Surinder Kumar	Postponed
2011-4110	Surinder Kumar	Postponed
2011-4414	Michael Degtyarev	Withdrawn
2011-4447	Robert Kinoshita	Postponed

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There being no further business, the Board, at the hour of 11:15 a.m. recessed to reconvene on Thursday, June 13, 2013, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

A handwritten signature in dark ink, appearing to read "Dawn Duran". The signature is fluid and cursive, with the first name "Dawn" and last name "Duran" clearly distinguishable.

Dawn Duran
Administrator

Approved by the Board on Thursday, June 13, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Thursday, May 23, 2013

9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- SF
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5/23/13
- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
 - 2) Continued hearing, discussion, and possible action involving:

APPLICATION:	2011-4126
APPLICANT:	WOSSNER, JORN
PARCEL NO.:	0133 036
PARCEL ADDRESS:	0369 - 0377 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,912,440.00
APPLICANT'S OPINION:	\$2,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, May 23, 2013, at 9:35 a.m.

Present: Gregory Blaine, Jeffrey Morris and Mark Watts

Quorum present

Chairperson: Gregory Blaine, Presiding

5F
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#2
5/23/13

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board heard comments and suggestions from both parties regarding a draft letter to the State Board of Equalization on the valuation of TIC properties.

At the hour of 10:55 a.m., the Board went into closed session to discuss, review and take possible action on the proposed letter at issue for the below application. The Board reconvened in open session at 11:32 a.m. and took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-4126	Jorn Wossner	Continued; Commissioner Morris to complete the letter at issue on behalf of the Board; Clerk to provide parties with a copy of said letter upon completion by Commissioner Morris

There being no further business, the Board, at the hour of 11:40 a.m. recessed to reconvene on Wednesday, May 29, 2013, at 9:30 a.m.



Dawn Duran
Administrator acting as Clerk

Approved by the Board June 5, 2013

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD

City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Wednesday, May 29, 2013

9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3195
APPLICANT:	AVALONBAY COMMUNITIES, INC.
PARCEL NO.:	8705 006
PARCEL ADDRESS:	0353 - 0383 KING ST,
TOPIC:	
CURRENT ASSESSMENT:	\$154,286,701.00
APPLICANT'S OPINION:	\$80,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-5369
APPLICANT: AVALON BAY COMMUNITIES
PARCEL NO.: 8705 006
PARCEL ADDRESS: 0353 - 0383 KING ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$154,627,824.00
APPLICANT'S OPINION: \$80,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

4) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3054
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7303 001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$329,745.00
APPLICANT'S OPINION: \$289,749.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3056
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7303A001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$271,995.00
APPLICANT'S OPINION: \$200,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3057
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7308 001
PARCEL ADDRESS: 3711 - 19TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$41,610,591.00
APPLICANT'S OPINION: \$35,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3059
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7309 001
PARCEL ADDRESS: 3711 - 19TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$22,997,287.00
APPLICANT'S OPINION: \$19,500,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3060
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7309A001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,781,325.00
APPLICANT'S OPINION: \$1,500,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3061
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7310 001
PARCEL ADDRESS: 3711 - 19TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$26,181,282.00
APPLICANT'S OPINION: \$22,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3063
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7311 001
PARCEL ADDRESS: 3711 - 19TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$17,066,632.00
APPLICANT'S OPINION: \$14,500,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3064
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7315 001
PARCEL ADDRESS: 3711 - 19TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,335,991.00
APPLICANT'S OPINION: \$1,200,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3069
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7316 001
PARCEL ADDRESS: 3711 - 19TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,207,988.00
APPLICANT'S OPINION: \$1,900,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3070
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7317 001
PARCEL ADDRESS: 3711 - 19TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$17,178,630.00
APPLICANT'S OPINION: \$14,500,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3071
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7318 001
PARCEL ADDRESS: 3711 - 19TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$17,173,298.00
APPLICANT'S OPINION: \$14,500,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3072
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7319 001
PARCEL ADDRESS: 3711 - 19TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,165,320.00
APPLICANT'S OPINION: \$1,900,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3073
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7320 003
PARCEL ADDRESS: 3711 - 19TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,066,655.00
APPLICANT'S OPINION: \$4,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3074
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7321 001
PARCEL ADDRESS: 3711 - 19TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$16,746,633.00
APPLICANT'S OPINION: \$14,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3076
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7322 001
PARCEL ADDRESS: 3711 - 19TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$17,151,964.00
APPLICANT'S OPINION: \$15,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3077
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7323 001
PARCEL ADDRESS: 3711 - 19TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$14,591,969.00
APPLICANT'S OPINION: \$12,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3078
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7325 001
PARCEL ADDRESS: 3711 - 19TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$17,173,298.00
APPLICANT'S OPINION: \$14,600,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3079
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7326 001
PARCEL ADDRESS: 3711 - 19TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$62,058,556.00
APPLICANT'S OPINION: \$53,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3080
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7330 001
PARCEL ADDRESS: 3711 - 19TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$28,842,611.00
APPLICANT'S OPINION: \$25,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3081
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7331 004
PARCEL ADDRESS: 3711 SITUS TO BE ASSIGNED AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$48,440,352.00
APPLICANT'S OPINION: \$41,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

24) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3082
APPLICANT:	PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.:	7332 004
PARCEL ADDRESS:	3711 SITUS TO BE ASSIGNED AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$35,960,382.00
APPLICANT'S OPINION:	\$31,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3083
APPLICANT:	PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.:	7333 001
PARCEL ADDRESS:	3711 - 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$31,909,277.00
APPLICANT'S OPINION:	\$27,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3084
APPLICANT:	PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.:	7333 003
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$501,330.00
APPLICANT'S OPINION:	\$425,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3086
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7333A001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$213,330.00
APPLICANT'S OPINION: \$180,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

28) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3088
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7333B001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$213,330.00
APPLICANT'S OPINION: \$180,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3089
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7333C001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$21,328.00
APPLICANT'S OPINION: \$18,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3090
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7333D001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$533,329.00
APPLICANT'S OPINION: \$45,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3091
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7333E001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$234,663.00
APPLICANT'S OPINION: \$200,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

32) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3092
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7334 001
PARCEL ADDRESS: 3711 - 19TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$31,061,271.00
APPLICANT'S OPINION: \$26,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3093
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7335 001
PARCEL ADDRESS: 3711 - 19TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$117,013,131.00
APPLICANT'S OPINION: \$100,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3094
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7336 001
PARCEL ADDRESS: 3711 - 19TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$26,181,282.00
APPLICANT'S OPINION: \$22,500,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3095
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7337 001
PARCEL ADDRESS: 3711 - 19TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,335,979.00
APPLICANT'S OPINION: \$5,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

36) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3096
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7338 001
PARCEL ADDRESS: 3711 - 19TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$13,557,301.00
APPLICANT'S OPINION: \$11,500,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3097
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7339 001
PARCEL ADDRESS: 3711 - 19TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$16,821,296.00
APPLICANT'S OPINION: \$14,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3098
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7340 001
PARCEL ADDRESS: 3711 - 19TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$18,325,296.00
APPLICANT'S OPINION: \$16,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3099
APPLICANT:	PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.:	7341 001
PARCEL ADDRESS:	3711 - 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$17,194,631.00
APPLICANT'S OPINION:	\$15,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

40) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3100
APPLICANT:	PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.:	7342 001
PARCEL ADDRESS:	3711 - 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$11,935,973.00
APPLICANT'S OPINION:	\$10,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3101
APPLICANT:	PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.:	7343 001
PARCEL ADDRESS:	3711 - 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$17,221,298.00
APPLICANT'S OPINION:	\$15,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

42) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3102
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7344 001
PARCEL ADDRESS: 3711 - 19TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$16,991,964.00
APPLICANT'S OPINION: \$14,400,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

43) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3103
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7345 001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$11,957,310.00
APPLICANT'S OPINION: \$10,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

44) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3104
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7345A001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,594,657.00
APPLICANT'S OPINION: \$3,100,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

45) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3105
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7345B001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$202,661.00
APPLICANT'S OPINION: \$170,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

46) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3106
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7345C001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$618,661.00
APPLICANT'S OPINION: \$550,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

47) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3107
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7356 001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$954,660.00
APPLICANT'S OPINION: \$810,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

48) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3108
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7357 001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$394,661.00
APPLICANT'S OPINION: \$330,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

49) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3109
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7358 001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,930,659.00
APPLICANT'S OPINION: \$1,600,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

50) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3110
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7359 001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,930,659.00
APPLICANT'S OPINION: \$1,600,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

51) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3111
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7360 001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$394,661.00
APPLICANT'S OPINION: \$330,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

52) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3112
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7361 001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$853,330.00
APPLICANT'S OPINION: \$725,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

53) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3113
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7362 001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$394,661.00
APPLICANT'S OPINION: \$330,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

54) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3114
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7363 001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,328.00
APPLICANT'S OPINION: \$4,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

55) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3115
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7364 001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$885,329.00
APPLICANT'S OPINION: \$750,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

56) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3116
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7365 001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$191,995.00
APPLICANT'S OPINION: \$160,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

57) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3117
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7366 001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$53,330.00
APPLICANT'S OPINION: \$45,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

58) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3118
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7367 001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$117,329.00
APPLICANT'S OPINION: \$100,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

59) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3119
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7368 001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$117,329.00
APPLICANT'S OPINION: \$100,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

60) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3120
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7369 001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$181,329.00
APPLICANT'S OPINION: \$150,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

61) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3121
APPLICANT: PARKMERCED INVESTORS PROPERTIES LLC
PARCEL NO.: 7370 001
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$69,330.00
APPLICANT'S OPINION: \$60,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

62) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3252
APPLICANT: 100 SPEAR ST. OWNERS CORP.
PARCEL NO.: 3717 001
PARCEL ADDRESS: 0100 SPEAR ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$100,406,457.00
APPLICANT'S OPINION: \$50,001,826.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

63) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4578
APPLICANT:	AVALONBAY COMMUNITIES INC.
PARCEL NO.:	8705 006
PARCEL ADDRESS:	0353 - 0383 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$155,448,480.00
APPLICANT'S OPINION:	\$80,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at <http://www.sfgov.org/sunshine/>

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.



JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, May 29, 2013 at 9:30 a.m.

Present: Jeffrey Morris, Joseph Tham and Mark Watts

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board heard evidence and testimony from the parties regarding application 2010-5369 on the base year value for completion of new construction.

At the conclusion of the hearing, the Board took the matter under submission and at 12:28 p.m. went into closed session to deliberate base year value for application 2010-5369. At the hour of 1:10 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the below respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-3195	Avalon Bay Communities, Inc.	Postponed at Hearing
2010-5369	Avalon Bay Communities, Inc.	A.V. Lowered (Board)
2011-4578	Avalon Bay Communities, Inc.	Postponed at Hearing

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-3252	100 Spear Street Owners Corp.	Denied, No-Show

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-3054	Parkmerced Investors Properties	Withdrawn
2011-3056	Parkmerced Investors Properties	Withdrawn
2011-3057	Parkmerced Investors Properties	Withdrawn
2011-3059	Parkmerced Investors Properties	Withdrawn
2011-3060	Parkmerced Investors Properties	Withdrawn
2011-3061	Parkmerced Investors Properties	Withdrawn

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<u>Appeal No.</u>	<u>Name</u>	<u>Disposition (continued)</u>
2011-3063	Parkmerced Investors Properties	Withdrawn
2011-3064	Parkmerced Investors Properties	Withdrawn
2011-3069	Parkmerced Investors Properties	Withdrawn
2011-3070	Parkmerced Investors Properties	Withdrawn
2011-3071	Parkmerced Investors Properties	Withdrawn
2011-3072	Parkmerced Investors Properties	Withdrawn
2011-3073	Parkmerced Investors Properties	Withdrawn
2011-3074	Parkmerced Investors Properties	Withdrawn
2011-3076	Parkmerced Investors Properties	Withdrawn
2011-3077	Parkmerced Investors Properties	Withdrawn
2011-3078	Parkmerced Investors Properties	Withdrawn
2011-3079	Parkmerced Investors Properties	Withdrawn
2011-3080	Parkmerced Investors Properties	Withdrawn
2011-3081	Parkmerced Investors Properties	Withdrawn
2011-3082	Parkmerced Investors Properties	Withdrawn
2011-3083	Parkmerced Investors Properties	Withdrawn
2011-3084	Parkmerced Investors Properties	Withdrawn
2011-3086	Parkmerced Investors Properties	Withdrawn
2011-3088	Parkmerced Investors Properties	Withdrawn
2011-3089	Parkmerced Investors Properties	Withdrawn
2011-3090	Parkmerced Investors Properties	Withdrawn
2011-3091	Parkmerced Investors Properties	Withdrawn
2011-3092	Parkmerced Investors Properties	Withdrawn
2011-3093	Parkmerced Investors Properties	Withdrawn
2011-3094	Parkmerced Investors Properties	Withdrawn
2011-3095	Parkmerced Investors Properties	Withdrawn
2011-3096	Parkmerced Investors Properties	Withdrawn
2011-3097	Parkmerced Investors Properties	Withdrawn
2011-3098	Parkmerced Investors Properties	Withdrawn
2011-3099	Parkmerced Investors Properties	Withdrawn
2011-3100	Parkmerced Investors Properties	Withdrawn
2011-3101	Parkmerced Investors Properties	Withdrawn
2011-3102	Parkmerced Investors Properties	Withdrawn
2011-3103	Parkmerced Investors Properties	Withdrawn
2011-3104	Parkmerced Investors Properties	Withdrawn
2011-3105	Parkmerced Investors Properties	Withdrawn
2011-3106	Parkmerced Investors Properties	Withdrawn
2011-3107	Parkmerced Investors Properties	Withdrawn
2011-3108	Parkmerced Investors Properties	Withdrawn
2011-3109	Parkmerced Investors Properties	Withdrawn
2011-3110	Parkmerced Investors Properties	Withdrawn

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u> (continued)
2011-3111	Parkmerced Investors Properties	Withdrawn
2011-3112	Parkmerced Investors Properties	Withdrawn
2011-3113	Parkmerced Investors Properties	Withdrawn
2011-3114	Parkmerced Investors Properties	Withdrawn
2011-3115	Parkmerced Investors Properties	Withdrawn
2011-3116	Parkmerced Investors Properties	Withdrawn
2011-3117	Parkmerced Investors Properties	Withdrawn
2011-3118	Parkmerced Investors Properties	Withdrawn
2011-3119	Parkmerced Investors Properties	Withdrawn
2011-3120	Parkmerced Investors Properties	Withdrawn
2011-3121	Parkmerced Investors Properties	Withdrawn

There being no further business, the Board, at the hour of 1:13 p.m. recessed to reconvene Monday, June 3, 2013 at 9:30 a.m.



Dawn Duran
Administrator acting as Clerk

Approved by the Board June 5, 2013

Angela Calvillo
Clerk of the Board

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD

City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Wednesday, June 5, 2013

9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3468
APPLICANT:	SFHR, LLC c/o DINAPOLI CAPITAL PARTNERS
PARCEL NO.:	0234 017
PARCEL ADDRESS:	0005 THE EMBARCADERO,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$188,770,970.00
APPLICANT'S OPINION:	\$80,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3471
APPLICANT: SFHR, LLC c/o DINAPOLI CAPITAL PARTNERS
PARCEL NO.: 0168 005
PARCEL ADDRESS: 0640 DAVIS ST #5,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$333,600.00
APPLICANT'S OPINION: \$155,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION: 2010-5325
APPLICANT: SFHR, LLC c/o DINAPOLI CAPITAL PARTNERS
PARCEL NO.: 2010400355
PARCEL ADDRESS: FIVE EMBARCADERO CENTER,
TOPIC:
CURRENT ASSESSMENT: \$10,973,973.00
APPLICANT'S OPINION: \$4,950,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3858
APPLICANT: 150 SPEAR STREET, LLC
PARCEL NO.: 3717 021
PARCEL ADDRESS: 0150 SPEAR ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$146,097,410.00
APPLICANT'S OPINION: \$73,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3979
APPLICANT: SFHR, LLC c/o DINAPOLI CAPITAL PARTNERS
PARCEL NO.: 0234 017
PARCEL ADDRESS: 0005 THE EMBARCADERO,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$190,192,413.00
APPLICANT'S OPINION: \$80,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3980
APPLICANT: SFHR, LLC c/o DINAPOLI CAPITAL PARTNERS
PARCEL NO.: 2011400486
PARCEL ADDRESS:
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$10,973,973.00
APPLICANT'S OPINION: \$4,950,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4149
APPLICANT: PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.: 0204 019
PARCEL ADDRESS: 0444 BATTERY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,399,988.00
APPLICANT'S OPINION: \$4,200,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4150
APPLICANT: PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.: 0204 023
PARCEL ADDRESS: 0250 CLAY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,075,805.00
APPLICANT'S OPINION: \$3,900,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4151
APPLICANT: PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.: 0204 021
PARCEL ADDRESS: 0300 CLAY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$353,118,366.00
APPLICANT'S OPINION: \$235,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3363
APPLICANT: PRINCIPAL REAL ESTATE INVESTORS
PARCEL NO.: 3717 021
PARCEL ADDRESS: 0150 SPEAR ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$149,019,357.00
APPLICANT'S OPINION: \$100,000,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

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Phone: (415) 554-6778
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E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

THIS MEETING IS CANCELLED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Wednesday, June 5, 2013

9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

- 2) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3468
APPLICANT: SFHR, LLC
PARCEL NO.: 0234 017
PARCEL ADDRESS: 0005 THE EMBARCADERO,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$188,770,970.00
APPLICANT'S OPINION: \$80,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

- 3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3471
APPLICANT: SFHR, LLC
PARCEL NO.: 0168 005
PARCEL ADDRESS: 0640 DAVIS ST #5,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$333,600.00
APPLICANT'S OPINION: \$155,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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- 4) Hearing, discussion, and possible action involving:
- | | |
|----------------------|----------------------------|
| APPLICATION: | 2010-5325 |
| APPLICANT: | SFHR, LLC |
| PARCEL NO.: | 2010400355 |
| PARCEL ADDRESS: | FIVE EMBARCADERO CENTER, |
| TOPIC: | Personal Property/Fixtures |
| CURRENT ASSESSMENT: | \$10,973,973.00 |
| APPLICANT'S OPINION: | \$4,950,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-----------------------|
| APPLICATION: | 2011-3858 |
| APPLICANT: | 150 SPEAR STREET, LLC |
| PARCEL NO.: | 3717 021 |
| PARCEL ADDRESS: | 0150 SPEAR ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$146,097,410.00 |
| APPLICANT'S OPINION: | \$73,000,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-----------------------|
| APPLICATION: | 2011-3979 |
| APPLICANT: | SFHR, LLC |
| PARCEL NO.: | 0234 017 |
| PARCEL ADDRESS: | 0005 THE EMBARCADERO, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$190,192,413.00 |
| APPLICANT'S OPINION: | \$80,000,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------------|
| APPLICATION: | 2011-3980 |
| APPLICANT: | SFHR, LLC |
| PARCEL NO.: | 2011400486 |
| PARCEL ADDRESS: | |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$10,973,973.00 |
| APPLICANT'S OPINION: | \$4,950,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4149
APPLICANT: PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.: 0204 019
PARCEL ADDRESS: 0444 BATTERY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,399,988.00
APPLICANT'S OPINION: \$4,200,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4150
APPLICANT: PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.: 0204 023
PARCEL ADDRESS: 0250 CLAY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,075,805.00
APPLICANT'S OPINION: \$3,900,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4151
APPLICANT: PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.: 0204 021
PARCEL ADDRESS: 0300 CLAY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$353,118,366.00
APPLICANT'S OPINION: \$235,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3363
APPLICANT: PRINCIPAL REAL ESTATE INVESTORS
PARCEL NO.: 3717 021
PARCEL ADDRESS: 0150 SPEAR ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$149,019,357.00
APPLICANT'S OPINION: \$100,000,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
WEDNESDAY, JUNE 5, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to review and finalize a letter to the State Board of Equalization regarding establishing a temporary, Prop 8 value for the below listed TIC-owned property, and to take possible action on the letter and/or the application at issue (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2011-2146
APPLICANT:	WOSSNER, JORN
PARCEL NO.:	0133 036
PARCEL ADDRESS:	0369 - 0377 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,912,440.00
APPLICANT'S OPINION:	\$2,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, JUNE 6, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to review and finalize a letter to the State Board of Equalization regarding establishing a temporary, Prop 8 value for the below listed TIC-owned property, and to take possible action on the letter and/or the application at issue (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2011-2146
APPLICANT:	WOSSNER, JORN
PARCEL NO.:	0133 036
PARCEL ADDRESS:	0369 - 0377 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,912,440.00
APPLICANT'S OPINION:	\$2,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, JUNE 7, 2013
9:30 AM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to review newly submitted documents from both parties in response to the Board's April 16, 2013 request regarding the appeal application at issue. The Board shall continue to deliberate and may take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2011-3567
APPLICANT:	CHEUNG, DAVID
PARCEL NO.:	4793 015
PARCEL ADDRESS:	1131 SHAFTER AVE,
TOPIC:	Legal Issue Regarding Change in Ownership
CURRENT ASSESSMENT:	\$1,200,000.00
APPLICANT'S OPINION:	\$70,324.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

05-31-13 AM 10:00 AM
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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, June 10, 2013
9:30 AM (ALL DAY)

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- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3312
APPLICANT:	LINCOLN 455 MARKET ST.
PARCEL NO.:	3709 012
PARCEL ADDRESS:	0455 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$103,431,932.00
APPLICANT'S OPINION:	\$10,315,609.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3313
APPLICANT: 455 MARKET STREET INVESTORS LLC
PARCEL NO.: 3709 011
PARCEL ADDRESS: 0021 0029 01ST ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$7,159,517.00
APPLICANT'S OPINION: \$712,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2957
APPLICANT: 600 CALIFORNIA ST. PROP., LLC
PARCEL NO.: 0241 027
PARCEL ADDRESS: 0600 CALIFORNIA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$165,437,632.00
APPLICANT'S OPINION: \$86,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3990
APPLICANT: 100 PINE ST. INVEST GROUP, LLC
PARCEL NO.: 0262 020
PARCEL ADDRESS: 0100 PINE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$158,933,067.00
APPLICANT'S OPINION: \$100,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4136
APPLICANT: PPF OFF 345 SPEAR STREET, LP
PARCEL NO.: 3744 003
PARCEL ADDRESS: 0345 SPEAR ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$139,830,304.00
APPLICANT'S OPINION: \$128,040,602.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4137
APPLICANT: PPF OFF 345 SPEAR STREET, LP
PARCEL NO.: 3744 005
PARCEL ADDRESS: 0002 HARRISON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$74,545,931.00
APPLICANT'S OPINION: \$65,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4506
APPLICANT: OMNI HOTELS CORP.
PARCEL NO.: 0240 003
PARCEL ADDRESS: 0500 CALIFORNIA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$116,352,728.00
APPLICANT'S OPINION: \$62,845,990.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5286
APPLICANT: 455 MARKET STREET INVESTORS LLC
PARCEL NO.: 3709 011
PARCEL ADDRESS: 0021 0029 01ST ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$115,186,274.00
APPLICANT'S OPINION: \$11,475,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5287
APPLICANT: 455 MARKET STREET INVESTORS LLC
PARCEL NO.: 3709 012
PARCEL ADDRESS: 0455 MARKET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$49,419,953.00
APPLICANT'S OPINION: \$4,972,408.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

- Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, June 11, 2013
9:30 AM (ALL DAY)

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- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2657
APPLICANT:	TELEVISION SIGNAL CORPORATION
PARCEL NO.:	2010701232
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,387.00
APPLICANT'S OPINION:	\$639.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2658
APPLICANT: COMCAST OF CALIFORNIA
PARCEL NO.: 2010702232
PARCEL ADDRESS:
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$143,059.00
APPLICANT'S OPINION: \$14,306.00
TAXABLE YEAR: 2010
APPEAL TYPE: Possessory Interest
ROLL TYPE: REGULAR
STATUS: POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2659
APPLICANT: TELEVISION SIGNAL CORPORATION
PARCEL NO.: 2010700889
PARCEL ADDRESS:
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$83,202,899.00
APPLICANT'S OPINION: \$8,320,290.00
TAXABLE YEAR: 2010
APPEAL TYPE: Possessory Interest
ROLL TYPE: REGULAR
STATUS: POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2660
APPLICANT: TELEVISION SIGNAL CORPORATION
PARCEL NO.: 2010700943
PARCEL ADDRESS:
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,652.00
APPLICANT'S OPINION: \$166.00
TAXABLE YEAR: 2010
APPEAL TYPE: Possessory Interest
ROLL TYPE: REGULAR
STATUS: POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4061
APPLICANT: MARRIOTT INTERNATIONAL
PARCEL NO.: 0297 028
PARCEL ADDRESS: 0500 POST ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$85,551,855.00
APPLICANT'S OPINION: \$48,506,530.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4138
APPLICANT: FEDERAL RESERVE BANK OF SF
PARCEL NO.: 3712 025
PARCEL ADDRESS: 0101 MARKET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$203,799,307.00
APPLICANT'S OPINION: \$159,047,009.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4511
APPLICANT: 345 CALIFORNIA, LP
PARCEL NO.: 0261 018
PARCEL ADDRESS: 0345 CALIFORNIA ST, A
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$188,445,883.00
APPLICANT'S OPINION: \$94,476,803.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4512
APPLICANT: 345 CALIFORNIA, LP
PARCEL NO.: 0261 019
PARCEL ADDRESS: 0345 CALIFORNIA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$22,025,961.00
APPLICANT'S OPINION: \$11,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4513
APPLICANT: 345 CALIFORNIA, LP
PARCEL NO.: 0261 020
PARCEL ADDRESS: 0345 CALIFORNIA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$31,815,279.00
APPLICANT'S OPINION: \$15,900,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4941
APPLICANT: COMCAST OF CALIFORNIA
PARCEL NO.: 2011702121
PARCEL ADDRESS:
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$144,136.00
APPLICANT'S OPINION: \$14,414.00
TAXABLE YEAR: 2011
APPEAL TYPE: Possessory Interest
ROLL TYPE: REGULAR
STATUS: POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4942
APPLICANT: TELEVISION SIGNAL CORPORATION
PARCEL NO.: 2011700843
PARCEL ADDRESS:
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$83,829,417.00
APPLICANT'S OPINION: \$8,382,342.00
TAXABLE YEAR: 2011
APPEAL TYPE: Possessory Interest
ROLL TYPE: REGULAR
STATUS: POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4943
APPLICANT: TELEVISION SIGNAL CORPORATION
PARCEL NO.: 2011700895
PARCEL ADDRESS:
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,664.00
APPLICANT'S OPINION: \$166.00
TAXABLE YEAR: 2011
APPEAL TYPE: Possessory Interest
ROLL TYPE: REGULAR
STATUS: POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4944
APPLICANT: TELEVISION SIGNAL CORPORATION
PARCEL NO.: 2011701176
PARCEL ADDRESS:
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,435.00
APPLICANT'S OPINION: \$646.00
TAXABLE YEAR: 2011
APPEAL TYPE: Possessory Interest
ROLL TYPE: REGULAR
STATUS: POSTPONED

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ASSESSMENT APPEALS BOARD

City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Wednesday, June 12, 2013

9:30 AM (ALL DAY)

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- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3572
APPLICANT:	MARRIOTT INTERNATIONAL, INC.
PARCEL NO.:	2009700997
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$421,926,307.00
APPLICANT'S OPINION:	\$230,031,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3370
APPLICANT: HOST HOTELS & RESORTS, INC
PARCEL NO.: 2010700949
PARCEL ADDRESS: ,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$420,926,342.00
APPLICANT'S OPINION: \$175,751,600.00
TAXABLE YEAR: 2010
APPEAL TYPE: Possessory Interest
ROLL TYPE: REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3807
APPLICANT: HOST HOTELS & RESORTS, INC
PARCEL NO.: 2011700901
PARCEL ADDRESS: ,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$424,095,917.00
APPLICANT'S OPINION: \$180,052,100.00
TAXABLE YEAR: 2011
APPEAL TYPE: Possessory Interest
ROLL TYPE: REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, June 13, 2013
9:30 AM (ALL DAY)

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- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4763
APPLICANT:	NORRIS, ESQ., CHRIS
PARCEL NO.:	6357 010
PARCEL ADDRESS:	0126 ARGONAUT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$345,000.00
APPLICANT'S OPINION:	\$325,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board



3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4505
APPLICANT:	FRESH & EASY NEIGHBORHOOD MARKET
PARCEL NO.:	1401 002
PARCEL ADDRESS:	3132 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$17,919,968.00
APPLICANT'S OPINION:	\$9,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4783
APPLICANT:	LIN, YUN
PARCEL NO.:	7145 053
PARCEL ADDRESS:	2277 2279 CAYUGA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$337,398.00
APPLICANT'S OPINION:	\$550,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4981
APPLICANT:	NORRIS, CHRIS
PARCEL NO.:	6357 010
PARCEL ADDRESS:	0126 ARGONAUT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$388,566.00
APPLICANT'S OPINION:	\$345,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5226
APPLICANT:	SAN FRANCISCO SOCIETY OF NEW JERUSALEM
PARCEL NO.:	0983 003
PARCEL ADDRESS:	2121 LYON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$927,494.00
APPLICANT'S OPINION:	\$50,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5417
APPLICANT:	LIN, YUN
PARCEL NO.:	7145 052
PARCEL ADDRESS:	2277 2279 CAYUGA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$467,744.00
APPLICANT'S OPINION:	\$267,744.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5418
APPLICANT:	LIN, YUN
PARCEL NO.:	7145 051
PARCEL ADDRESS:	2281 V CAYUGA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$44,552.00
APPLICANT'S OPINION:	\$24,552.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5456
APPLICANT: CHENG, JERRY
PARCEL NO.: 6997 001
PARCEL ADDRESS: 0395 BYXBEE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,313,960.00
APPLICANT'S OPINION: \$870,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5530
APPLICANT: SOMAR PROPERTIES
PARCEL NO.: 5230 011
PARCEL ADDRESS: 2142 JERROLD AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,300,000.00
APPLICANT'S OPINION: \$2,142,249.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5531
APPLICANT: SOMAR PROPERTIES
PARCEL NO.: 5230 011
PARCEL ADDRESS: 2142 JERROLD AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,292,178.00
APPLICANT'S OPINION: \$2,139,914.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5533
APPLICANT: 16TH STREET CENTER LLC
PARCEL NO.: 3954 016
PARCEL ADDRESS: 0130 WISCONSIN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,274,902.00
APPLICANT'S OPINION: \$5,000,405.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5585
APPLICANT: STATON, ELMA
PARCEL NO.: 6530 024
PARCEL ADDRESS: 1407 - 1411 VALENCIA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,361,619.00
APPLICANT'S OPINION: \$900,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5839
APPLICANT: ESTATE OF ALFRED KARAHADIAN
PARCEL NO.: 1731 028
PARCEL ADDRESS: 1270 -1272 20TH AVE,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$600,282.00
APPLICANT'S OPINION: \$350,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Thursday, June 13, 2013

1:30 PM (ALL DAY)

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2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2637
APPLICANT:	CHIA INVESTMENT LLC
PARCEL NO.:	3518 006
PARCEL ADDRESS:	0248 - 09TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$757,145.00
APPLICANT'S OPINION:	\$750,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2638
APPLICANT: CHIA INVESTMENT LLC
PARCEL NO.: 3518 007
PARCEL ADDRESS: 0252 - 09TH ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,000,000.00
APPLICANT'S OPINION: \$650,000.00
TAXABLE YEAR: 2007
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2639
APPLICANT: CHIA INVESTMENT LLC
PARCEL NO.: 3518 006
PARCEL ADDRESS: 0248 - 09TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$776,804.00
APPLICANT'S OPINION: \$750,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2640
APPLICANT: CHIA INVESTMENT LLC
PARCEL NO.: 3518 007
PARCEL ADDRESS: 0252 - 09TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,025,827.00
APPLICANT'S OPINION: \$750,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-1317
APPLICANT: CHIA INVESTMENT LLC
PARCEL NO.: 3518 006
PARCEL ADDRESS: 0248 - 09TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$780,794.00
APPLICANT'S OPINION: \$600,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7). Hearing, discussion, and possible action involving:

APPLICATION: 2011-1318
APPLICANT: CHIA INVESTMENT LLC
PARCEL NO.: 3518 007
PARCEL ADDRESS: 0252 - 09TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,031,099.00
APPLICANT'S OPINION: \$700,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-1662
APPLICANT: CAI, QI CI
PARCEL NO.: 7103 003A
PARCEL ADDRESS: 0022 FARALLONES ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$542,807.00
APPLICANT'S OPINION: \$385,807.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-1681
APPLICANT: PHUNG, QUYEN
PARCEL NO.: 4991 449
PARCEL ADDRESS: 0501 CRESCENT WAY, #5301
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$380,000.00
APPLICANT'S OPINION: \$210,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2753
APPLICANT: NOMURA CDO 2007-2 MULTIF B
PARCEL NO.: 3656 008A
PARCEL ADDRESS: 4012 - 24TH ST,
TOPIC:
CURRENT ASSESSMENT: \$1,664,996.00
APPLICANT'S OPINION: \$499,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2755
APPLICANT: NOMURA CDO 2007-2 MULTIF B
PARCEL NO.: 3608 075
PARCEL ADDRESS: 3605 - 20TH ST,
TOPIC:
CURRENT ASSESSMENT: \$5,877,968.00
APPLICANT'S OPINION: \$1,763,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2757
APPLICANT: NOMURA CDO 2007-2 MULTIF B
PARCEL NO.: 1157 002A
PARCEL ADDRESS: 1819 GOLDEN GATE AVE,
TOPIC:
CURRENT ASSESSMENT: \$2,242,239.00
APPLICANT'S OPINION: \$673,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4064
APPLICANT: NGUYEN, ISABELLE
PARCEL NO.: 2381 042
PARCEL ADDRESS: 2414 - 45TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$680,000.00
APPLICANT'S OPINION: \$579,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4972
APPLICANT: SALMA FAMILY LP
PARCEL NO.: 0937 031
PARCEL ADDRESS: 2415 LOMBARD ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,360,164.00
APPLICANT'S OPINION: \$1,100,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ROLL CORRECTION

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, June 13, 2013, at 9:30 a.m.

Present: Louisa Mendoza, Fred Perez and Daniel Hershkowitz

Quorum present

Chairperson: Daniel Hershkowitz, Presiding

**GOVERNMENT
DOCUMENTS DEPT**

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-4763	Chris Norris, ESQ	Withdrawn at Hearing
2011-4981	Chris Norris	Verbal Stipulation Approved
2011-5530	Somar Properties	Postponed at Hearing
2011-5531	Somar Properties	Postponed at Hearing
2011-5839	Estate of Alfred Karahadian	Continued to 1:30 p.m.

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-4505	Fresh & Easy Neighborhood	Postponed
2011-4783	Yun Lin	Withdrawn
2011-5226	San Francisco Society of	Postponed
2011-5417	Yun Lin	Withdrawn
2011-5418	Yun Lin	Withdrawn
2011-5456	Jerry Cheng	Postponed
2011-5533	16 th Street Center LLC	Withdrawn
2011-5585	Elma Staton	Withdrawn

RECESS

The Board, at the hour of 10:20 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Louisa Mendoza, Fred Perez and Daniel Hershkowitz

Quorum present

Chairperson: Daniel Hershkowitz, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-2637	Chia Investment LLC	Verbal Stipulation Approved
2010-2638	Chia Investment LLC	Verbal Stipulation Approved
2010-2639	Chia Investment LLC	Verbal Stipulation Approved
2010-2640	Chia Investment LLC	Verbal Stipulation Approved
2011-1317	Chia Investment LLC	Verbal Stipulation Approved
2011-1318	Chia Investment LLC	Verbal Stipulation Approved
2011-4972	Salma Family LP	Submitted
2011-5839	Estate of Alfred Karahadian	Submitted

At the hour of 3:25 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 3:45 p.m. and took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-4972	Salma Family LP	A.V. Lowered (Assessor)
2011-5839	Estate of Alfred Karahadian	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-1662	Qi Ci Cai	Withdrawn
2011-1681	Quyen Phung	Withdrawn
2011-2753	Nomura CDO 2007-2 Multif B	Withdrawn
2011-2755	Nomura CDO 2007-2 Multif B	Withdrawn

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u> (Continued)
2011-2757	Nomura CDO 2007-2 Multif	Postponed
2011-4064	Isabelle Nguyen	Withdrawn

There being no further business, the Board, at the hour of 3:50 p.m., recessed to reconvene Monday June 17, 2013 at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk



Dawn Duran
Administrator

Approved by the Board on Wednesday, June 19, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Monday, June 17, 2013

9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2071
APPLICANT:	1500 PAGE STREET LLC
PARCEL NO.:	1223 004
PARCEL ADDRESS:	1500 PAGE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,958,112.00
APPLICANT'S OPINION:	\$1,460,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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**DATE POSTED
JUN 10 2013**
Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2985
APPLICANT: ANDREINI, J & L TRUST
PARCEL NO.: 3521 058
PARCEL ADDRESS: 1501 FOLSOM ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,213,725.00
APPLICANT'S OPINION: \$1,439,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3403
APPLICANT: TWENTY-SIX SAC SELF STORAGE LIMITED PARTNERSHIP
PARCEL NO.: 5431A006
PARCEL ADDRESS: 0000 V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,144,465.00
APPLICANT'S OPINION: \$500,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3405
APPLICANT: TWENTY-SIX SAC SELF STORAGE LIMITED PARTNERSHIP
PARCEL NO.: 5431A001L
PARCEL ADDRESS: 0500 PAUL AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$12,714,160.00
APPLICANT'S OPINION: \$5,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3407
APPLICANT: TWENTY-SIX SAC SELF STORAGE LIMITED PARTNERSHIP
PARCEL NO.: 5431A001K
PARCEL ADDRESS: 0500 PAUL AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,327,498.00
APPLICANT'S OPINION: \$2,500,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2010-5392
APPLICANT: LEIGH, ALEXANDER
PARCEL NO.: 1934 004
PARCEL ADDRESS: 1627 1629 09TH AVE,
TOPIC:
CURRENT ASSESSMENT: \$1,484,385.00
APPLICANT'S OPINION: \$900,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2455
APPLICANT: SHERMAN, MARK
PARCEL NO.: 3625 028
PARCEL ADDRESS: 0475 ALVARADO ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,852,774.00
APPLICANT'S OPINION: \$1,250,350.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3267
APPLICANT:	TWENTY-SIX SAC SELF STORAGE LIMITED PARTNERSHIP
PARCEL NO.:	5431A001L
PARCEL ADDRESS:	0500 PAUL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$12,821,264.00
APPLICANT'S OPINION:	\$5,137,317.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3268
APPLICANT:	TWENTY-SIX SAC SELF STORAGE LIMITED PARTNERSHIP
PARCEL NO.:	5431A001K
PARCEL ADDRESS:	0500 PAUL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,367,611.00
APPLICANT'S OPINION:	\$2,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3269
APPLICANT:	TWENTY-SIX SAC SELF STORAGE LIMITED PARTNERSHIP
PARCEL NO.:	5431A006
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,153,082.00
APPLICANT'S OPINION:	\$500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3565
APPLICANT: TASNEEM, RUKHSANA
PARCEL NO.: 4941 025
PARCEL ADDRESS: 6201 03RD ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$305,912.00
APPLICANT'S OPINION: \$1.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4401
APPLICANT: LANGE, JONATHAN
PARCEL NO.: 3514 216
PARCEL ADDRESS: 0140 SOUTH VAN NESS AVE, 1024
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$460,000.00
APPLICANT'S OPINION: \$415,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4472
APPLICANT: AGE SONG
PARCEL NO.: 1223 004
PARCEL ADDRESS: 1500 PAGE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,980,385.00
APPLICANT'S OPINION: \$1,491,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4683
APPLICANT:	ANDREINI, J & L TRUST
PARCEL NO.:	3521 058
PARCEL ADDRESS:	1501 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,230,394.00
APPLICANT'S OPINION:	\$1,115,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, June 17, 2013, at 9:34 a.m.

Present: Louisa Mendoza, Meg Ruxton and Mervin Conlan

Quorum present

Chairperson: Louisa Mendoza, Presiding

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On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-2985	Andreini, J & L Trust	Verbal Stipulation Approved
2011-4683	Andreini, J & L Trust	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2009 and 2011 assessment roll years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-5392	Alexander Leigh	Denied-No Show
2011-3565	Rukhsana Tasneem	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-2071	1500 Page Street LLC	Withdrawn
2010-3403	Twenty-Six Sac Self Storage	Withdrawn
2010-3405	Twenty-Six Sac Self Storage	Withdrawn
2010-3407	Twenty-Six Sac Self Storage	Withdrawn
2011-2455	Mark Sherman	Withdrawn
2011-3267	Twenty-Six Sac Self Storage	Withdrawn
2011-3268	Twenty-Six Sac Self Storage	Withdrawn
2011-3269	Twenty-Six Sac Self Storage	Withdrawn
2011-4401	Jonathan Lange	Postponed
2011-4472	Age Song	Withdrawn

There being no further business, the Board, at the hour of 10:17 a.m., recessed to reconvene Wednesday, June 19, 2013, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

A handwritten signature in dark ink, appearing to read "Dawn Duran". The signature is fluid and cursive, with the first name "Dawn" being more prominent than the last name "Duran".

Dawn Duran
Administrator

Approved by the Board on Wednesday, June 19, 2013

Angela Calvillo
Clerk of the Board of Supervisors

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Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, June 18, 2013
11:30 AM to 1:00 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Continued hearing, discussion, and possible action involving:

APPLICATION: 2011-3567
APPLICANT: CHEUNG, DAVID
PARCEL NO.: 4793 015
PARCEL ADDRESS: 1131 SHAFTER AVE,
TOPIC: Legal Issues Only Regarding Change in Ownership
CURRENT ASSESSMENT: \$1,200,000.00
APPLICANT'S OPINION: \$70,324.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

06-14-13A08:06/REVA

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Disability Access -- The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, June 18, 2013, at 11:33 a.m.

Present: Gregory Blaine, Richard Lee and Joseph Tham

Quorum present

Chairperson: Gregory Blaine, Presiding

Deputy City Attorney Marie Blits

SF
A82
#2
6/18/13
The following listed applicant for change in the assessed valuation of property affecting the 2008 supplemental roll year being present and heard, the Board continued to hear testimony and evidence from both parties on legal issues only regarding the change in ownership under appeal in the below listed application. The Board then took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-3567	David Cheung	The Board ruled in favor of the Applicant and determined there was no reassessable event on the June 2008 date at issue for this application.

There being no further business, the Board, at the hour of 11:56 a.m. recessed to reconvene on Wednesday, June 19, 2013, at 1:30 p.m.



Dawn Duran
Administrator acting as Clerk

Approved by the Board July 2, 2013

Angela Calvillo
Clerk of the Board

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, June 18, 2013
1:30 PM

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5F
A82
#1
6/18/13
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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2792
APPLICANT:	RODERICK, MADISON
PARCEL NO.:	4792 027
PARCEL ADDRESS:	1221 SHAFTER AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$266,812.00
APPLICANT'S OPINION:	\$83,636.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4791
APPLICANT: MATKOVICH, ERIC
PARCEL NO.: 1224 025
PARCEL ADDRESS: 1781 OAK ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,885,718.00
APPLICANT'S OPINION: \$1,500,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR
STATUS: WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5243
APPLICANT: RUTHERFORD, GAIL
PARCEL NO.: 1740 010
PARCEL ADDRESS: 1251 10TH AVE,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,500,000.00
APPLICANT'S OPINION: \$1,265,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5493
APPLICANT: LAM, DANIEL
PARCEL NO.: 6958 020
PARCEL ADDRESS: 2036 ALEMANY BLVD,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$500,000.00
APPLICANT'S OPINION: \$342,852.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5519
APPLICANT:	NANJO, PETER
PARCEL NO.:	1555 016
PARCEL ADDRESS:	0563 12TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$387,209.00
APPLICANT'S OPINION:	\$61,761.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

THIS MEETING IS CANCELLED

AMENDED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Tuesday, June 18, 2013

1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2792
APPLICANT:	RODERICK, MADISON
PARCEL NO.:	4792 027
PARCEL ADDRESS:	1221 SHAFTER AVE,
TOPIC:	Legal Issues Only Regarding Change in Ownership
CURRENT ASSESSMENT:	\$266,812.00
APPLICANT'S OPINION:	\$83,636.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4791
APPLICANT:	MATKOVICH, ERIC
PARCEL NO.:	1224 025
PARCEL ADDRESS:	1781 OAK ST,
TOPIC:	Legal Issues Only Regarding Change in Ownership
CURRENT ASSESSMENT:	\$1,885,718.00
APPLICANT'S OPINION:	\$1,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	WITHDRAWN

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5243
APPLICANT: RUTHERFORD, GAIL
PARCEL NO.: 1740 010
PARCEL ADDRESS: 1251 10TH AVE,
TOPIC: Legal Issues Only Regarding Change in Ownership
CURRENT ASSESSMENT: \$1,500,000.00
APPLICANT'S OPINION: \$1,265,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5493
APPLICANT: LAM, DANIEL
PARCEL NO.: 6958 020
PARCEL ADDRESS: 2036 ALEMANY BLVD,
TOPIC: Legal Issues Only Regarding Change in Ownership
CURRENT ASSESSMENT: \$500,000.00
APPLICANT'S OPINION: \$342,852.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5519
APPLICANT: NANJO, PETER
PARCEL NO.: 1555 016
PARCEL ADDRESS: 0563 12TH AVE,
TOPIC: Legal Issues Only Regarding Change in Ownership
CURRENT ASSESSMENT: \$387,209.00
APPLICANT'S OPINION: \$61,761.00
TAXABLE YEAR: 2007
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR
STATUS: WITHDRAWN

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Wednesday, June 19, 2013

9:30 AM

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- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0877
APPLICANT:	CHI, KAREN
PARCEL NO.:	8702 019
PARCEL ADDRESS:	0250 KING ST, #416
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$825,000.00
APPLICANT'S OPINION:	\$400,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-5807
APPLICANT: GALEA, VICTORIA
PARCEL NO.: 3588 064
PARCEL ADDRESS: 0615 0619 GUERRERO ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$688,490.00
APPLICANT'S OPINION: \$538,503.00
TAXABLE YEAR: 2007
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3248
APPLICANT: SHINAZIA, LLC
PARCEL NO.: 5370 057
PARCEL ADDRESS: 0090 0092 CHARTER OAK AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,666,659.00
APPLICANT'S OPINION: \$1,950,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3413
APPLICANT: MURRAY, JOHN
PARCEL NO.: 1648 029
PARCEL ADDRESS: 0748 0758 06TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,415,303.00
APPLICANT'S OPINION: \$1,500,420.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3500
APPLICANT: WICKLOW PARTNERS
PARCEL NO.: 1375 049
PARCEL ADDRESS: 1445 LAKE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,279,072.00
APPLICANT'S OPINION: \$2,507,220.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3697
APPLICANT: ZUCHERMAN, JAMES
PARCEL NO.: 1302 007
PARCEL ADDRESS: 0044 25TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,400,000.00
APPLICANT'S OPINION: \$4,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3838
APPLICANT: S & S CAPITAL PARTNERS LLC
PARCEL NO.: 3553 054
PARCEL ADDRESS: 1501 15TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,603,717.00
APPLICANT'S OPINION: \$1,900,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4642
APPLICANT: NORTHWEST DEALER CO.
PARCEL NO.: 2025 003
PARCEL ADDRESS: 1700 NORIEGA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,032,541.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4731
APPLICANT: MEKJAVICH, PAMELA
PARCEL NO.: 1854 001
PARCEL ADDRESS: 1501 08TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,927,438.00
APPLICANT'S OPINION: \$2,390,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, June 19, 2013, at 9:37 a.m.

Present: Louisa Mendoza, Meg Ruxton, Mervin Colan and Fred Perez

Quorum present

Chairperson: Mervin Colan, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-4731	Pamela Mekjavich	Verbal Stipulation Approved ((Decided by Chair Conlan, Member Ruxton and Perez)

The following listed applicant for change in the assessed valuation of property affecting the 2005 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2006-0877	Karen Chi	Denied-No Show (Decided by Chair Conlan, Member Mendoza and Perez) Note: Member Ruxton recused herself from this case, conflict with Taxpayer.

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-5807	Victoria Galea	Withdrawn
2011-3248	Shinazia, LLC	Postponed
2011-3413	John Murray	Withdrawn
2011-3500	Wicklow Partners	Postponed
2011-3697	James Zucherman	Withdrawn
2011-3838	S & S Capital Partners LLC	Withdrawn
2011-4642	Northwest Dealer Co.	Postponed

There being no further business, the Board, at the hour of 10:15 a.m. recessed to reconvene on Monday, June 24, 2013, at 9:30 a.m.

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Cecilia Rustom
Assessment Appeals Board Clerk

A handwritten signature in black ink, appearing to read "Dawn Duran", with a stylized flourish at the end.

Dawn Duran
Administrator

Approved by the Board on Monday, June 24, 2013

Angela Calvillo
Clerk of the Board of Supervisors

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Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Wednesday, June 19, 2013

1:30 PM

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- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2940
APPLICANT:	FAIR MARKET PROPERTIES LLC
PARCEL NO.:	0350 002
PARCEL ADDRESS:	1028 1056 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,968,155.00
APPLICANT'S OPINION:	\$3,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

GOVERNMENT
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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-1125
APPLICANT: POSTMARK PARTNERS, LP
PARCEL NO.: 0576 008
PARCEL ADDRESS: 1808 PACIFIC AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,647,402.00
APPLICANT'S OPINION: \$5,189,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION: 2010-1785
APPLICANT: STOCKBRIDGE 138 NEW MONTGOMERY, LLC
PARCEL NO.: 3722 079
PARCEL ADDRESS: 1480 NATOMA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$24,391,455.00
APPLICANT'S OPINION: \$18,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2554
APPLICANT: FAIR MARKET PROPERTIES LLC
PARCEL NO.: 0350 002
PARCEL ADDRESS: 1028 1056 MARKET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,951,641.00
APPLICANT'S OPINION: \$3,400,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3469
APPLICANT: TOM, RICHARD
PARCEL NO.: 0116 015
PARCEL ADDRESS: 0532 0536 GREEN ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,074,565.00
APPLICANT'S OPINION: \$1,200,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR
STATUS: POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-0731
APPLICANT: STOCKBRIDGE 138 NEW MONTGOMERY, LLC
PARCEL NO.: 3722 079
PARCEL ADDRESS: 1480 NATOMA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$24,575,120.00
APPLICANT'S OPINION: \$12,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2352
APPLICANT: GEARY ESTATE ASSOCIATES, LP
PARCEL NO.: 0303 009
PARCEL ADDRESS: 0784 0786 GEARY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,922,347.00
APPLICANT'S OPINION: \$962,354.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2354
APPLICANT: POSTMARK PARTNERS, LP
PARCEL NO.: 0576 008
PARCEL ADDRESS: 1808 PACIFIC AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,712,515.00
APPLICANT'S OPINION: \$4,356,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2365
APPLICANT: FAIDI RESTA 1987-2ND/ SUNHILL ENTERPRISES LP
PARCEL NO.: 0175 033
PARCEL ADDRESS: 0888 MONTGOMERY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,341,968.00
APPLICANT'S OPINION: \$3,171,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2389
APPLICANT: CALIFORNIA & PIERCE APARTMENTS LP
PARCEL NO.: 0633 001D
PARCEL ADDRESS: 2001 PIERCE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$14,519,708.00
APPLICANT'S OPINION: \$8,011,276.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2391
APPLICANT: SOPHIA APARTMENTS LP
PARCEL NO.: 0281 002B
PARCEL ADDRESS: 0830 SUTTER ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,823,784.00
APPLICANT'S OPINION: \$1,502,700.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3035
APPLICANT: YAMAMOTO, THOMAS
PARCEL NO.: 3735 109
PARCEL ADDRESS: 0246 02ND ST, #1002
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$870,000.00
APPLICANT'S OPINION: \$704,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, June 19, 2013, at 1:32 p.m.

Present: Gregory Blaine, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Gregory Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-1785	Stockbridge 138 New Montgomery	Verbal Stipulation Approved
2011-0731	Stockbridge 138 New Montgomery	Verbal Stipulation Approved; 2-1 vote with Member Robinson dissenting.
2011-3035	Thomas Yamamoto	Submitted

At the hour of 2:45 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 2:57 p.m. and took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2011-3035	Thomas Yamamoto	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action under this date on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-2940	Fair Market Properties, LLC	Withdrawn
2010-1125	Postmark Partners, LP	Withdrawn
2010-2554	Fair Market Properties, LLC	Withdrawn
2010-3469	Richard Tom	Postponed
2011-2352	Geary Estate Associates, LP	Withdrawn
2011-2354	Postmark Partners, LP	Withdrawn
2011-2365	Faidi Resta 1987-2 nd /Sunhill Ent	Withdrawn

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<u>Appeal No.</u>	<u>Name</u>	<u>Disposition (continued)</u>
2011-2389	California & Pierce Apartments	Withdrawn
2011-2391	Sophia Apartments LP	Withdrawn

There being no further business, the Board, at the hour of 3:00 p.m. recessed to reconvene on Monday, June 24, 2013, at 1:30 p.m.



Dawn Duran
Administrator acting as Clerk

Approved by the Board June 25, 2013

Angela Calvillo
Clerk of the Board

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, June 24, 2013
9:30 AM

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- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5601
APPLICANT:	PETITHOMME, TOM
PARCEL NO.:	1054 026
PARCEL ADDRESS:	2887 BUSH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$1,913,860.00
APPLICANT'S OPINION:	\$1,400,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5602
APPLICANT:	PETITHOMME, TOM
PARCEL NO.:	1054 026
PARCEL ADDRESS:	2887 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,943,837.00
APPLICANT'S OPINION:	\$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5603
APPLICANT:	PETITHOMME, TOM
PARCEL NO.:	1054 026
PARCEL ADDRESS:	2887 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,939,227.00
APPLICANT'S OPINION:	\$1,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5604
APPLICANT:	PETITHOMME, TOM
PARCEL NO.:	1054 026
PARCEL ADDRESS:	2887 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,953,827.00
APPLICANT'S OPINION:	\$1,400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5605
APPLICANT: LIBBY, STEVEN
PARCEL NO.: 1054 026
PARCEL ADDRESS: 2887 BUSH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,824,957.00
APPLICANT'S OPINION: \$1,400,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: 2ND ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5606
APPLICANT: STAMM, NANCY
PARCEL NO.: 6506 011
PARCEL ADDRESS: 0416 JERSEY ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,611,000.00
APPLICANT'S OPINION: \$750,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5607
APPLICANT: STAMM, NANCY
PARCEL NO.: 6506 011
PARCEL ADDRESS: 0416 JERSEY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,611,000.00
APPLICANT'S OPINION: \$750,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5608
APPLICANT: STAMM, NANCY
PARCEL NO.: 6506 011
PARCEL ADDRESS: 0416 JERSEY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,623,130.00
APPLICANT'S OPINION: \$750,750.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5612
APPLICANT: SCHULTE, JASON
PARCEL NO.: 6528 036
PARCEL ADDRESS: 1060 1062 CAPP ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,945,000.00
APPLICANT'S OPINION: \$1,228,634.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5613
APPLICANT: SCHULTE, JASON
PARCEL NO.: 6528 036
PARCEL ADDRESS: 1060 1062 CAPP ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,945,000.00
APPLICANT'S OPINION: \$1,228,634.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5614
APPLICANT: SCHULTE, JASON
PARCEL NO.: 6528 036
PARCEL ADDRESS: 1060 1062 CAPP ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,955,000.00
APPLICANT'S OPINION: \$1,228,634.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5628
APPLICANT: SO, PETER
PARCEL NO.: 2099 001M
PARCEL ADDRESS: 1955 35TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$833,862.00
APPLICANT'S OPINION: \$740,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ROLL CORRECTION
STATUS: WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5717
APPLICANT: FUNG, HENRY
PARCEL NO.: 3564 103
PARCEL ADDRESS: 0374 SANCHEZ ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$751,498.00
APPLICANT'S OPINION: \$638,998.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5718
APPLICANT: FUNG, HENRY
PARCEL NO.: 3564 103
PARCEL ADDRESS: 0374 SANCHEZ ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$755,779.00
APPLICANT'S OPINION: \$638,998.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION: 2012-0512
APPLICANT: STAMM, NANCY
PARCEL NO.: 6506 011
PARCEL ADDRESS: 0416 JERSEY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,655,592.00
APPLICANT'S OPINION: \$756,360.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
MONDAY, JUNE 24, 2013
11:30 AM – 1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to review documents submitted by both parties in response to the Board's May 1, 2013 request regarding the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION:

2008-2206

APPLICANT: RINCON EV REALTY LLC
PARCEL NO.: 3716 024
PARCEL ADDRESS: 0088 HOWARD ST,
TOPIC: To determine who has legal standing to pursue application.
CURRENT ASSESSMENT: \$142,985,700.00
APPLICANT'S OPINION: \$128,200,000.00
TAXABLE YEAR: 2007
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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B. APPLICATION:

2008-2288

APPLICANT: RINCON EV REALTY LLC
PARCEL NO.: 3716 024
PARCEL ADDRESS: 0088 HOWARD ST,
TOPIC: To determine who has legal standing to pursue application.
CURRENT ASSESSMENT: \$145,845,414.00
APPLICANT'S OPINION: \$128,200,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

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- C. APPLICATION: 2009-2865
APPLICANT: RINCON EV REALTY LLC
PARCEL NO.: 3716 024
PARCEL ADDRESS: 0088 HOWARD ST,
TOPIC: To determine who has legal standing to pursue application.
CURRENT ASSESSMENT: \$148,762,321.00
APPLICANT'S OPINION: \$50,000,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
- D. APPLICATION: 2010-5170
APPLICANT: RINCON EV REALTY LLC
PARCEL NO.: 3716 024
PARCEL ADDRESS: 0088 HOWARD ST,
TOPIC: To determine who has legal standing to pursue application.
CURRENT ASSESSMENT: \$148,409,754.00
APPLICANT'S OPINION: \$50,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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ASSESSMENT APPEALS BOARD

City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, June 24, 2013
1:30 PM

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- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2206
APPLICANT:	RINCON EV REALTY LLC
PARCEL NO.:	3716 024
PARCEL ADDRESS:	0088 HOWARD ST,
TOPIC:	To determine who has legal standing to pursue application.
CURRENT ASSESSMENT:	\$142,985,700.00
APPLICANT'S OPINION:	\$128,200,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
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3) Hearing, discussion, and possible action involving:

APPLICATION: 2008-2288
APPLICANT: RINCON EV REALTY LLC
PARCEL NO.: 3716 024
PARCEL ADDRESS: 0088 HOWARD ST,
TOPIC: To determine who has legal standing to pursue application.
CURRENT ASSESSMENT: \$145,845,414.00
APPLICANT'S OPINION: \$128,200,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION: 2009-2865
APPLICANT: RINCON EV REALTY LLC
PARCEL NO.: 3716 024
PARCEL ADDRESS: 0088 HOWARD ST,
TOPIC: To determine who has legal standing to pursue application.
CURRENT ASSESSMENT: \$148,762,321.00
APPLICANT'S OPINION: \$50,000,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2010-5170
APPLICANT: RINCON EV REALTY LLC
PARCEL NO.: 3716 024
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APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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ASSESSMENT APPEALS BOARD

City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Tuesday, June 25, 2013

9:30 AM

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- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5186
APPLICANT:	LOWES HIW INC.
PARCEL NO.:	5598 031
PARCEL ADDRESS:	0491 BAYSHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$14,662,636.00
APPLICANT'S OPINION:	\$10,117,219.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-5516
APPLICANT: LOWES HIW INC.
PARCEL NO.: 5598 031
PARCEL ADDRESS: 0491 BAYSHORE BLVD,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$20,000,000.00
APPLICANT'S OPINION: \$18,697,835.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION: 2010-5517
APPLICANT: LOWES HIW INC.
PARCEL NO.: 5598 031
PARCEL ADDRESS: 0491 BAYSHORE BLVD,
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$32,375,850.00
APPLICANT'S OPINION: \$18,697,835.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-2825
APPLICANT: LOWES HIW INC.
PARCEL NO.: 5598 031
PARCEL ADDRESS: 0491 BAYSHORE BLVD,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$52,526,450.00
APPLICANT'S OPINION: \$33,085,878.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3503
APPLICANT: GRE SANSOME, LLC
PARCEL NO.: 0267 010
PARCEL ADDRESS: 0114 SANSOME ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$68,699,609.00
APPLICANT'S OPINION: \$35,008,196.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4167
APPLICANT: SAN FRANCISCO WATERFRONT PARTNERS
PARCEL NO.: 2011702132
PARCEL ADDRESS:
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$51,785,535.00
APPLICANT'S OPINION: \$41,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Possessory Interest
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4184
APPLICANT: SAN FRANCISCO HOTEL GROUP, LLC
PARCEL NO.: 0261 017
PARCEL ADDRESS: 0222 SANSOME ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$44,693,638.00
APPLICANT'S OPINION: \$32,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4496
APPLICANT: GLENBOROUGH SAN FRANCISCO LLC
PARCEL NO.: 0262 021
PARCEL ADDRESS: 0201 CALIFORNIA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$65,892,462.00
APPLICANT'S OPINION: \$32,900,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5084
APPLICANT: ABF JOINT VENTURE
PARCEL NO.: 2011208031
PARCEL ADDRESS: 00000000 0000YERBA BUENA ISLAND ,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$50,533,342.00
APPLICANT'S OPINION: \$25,300,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

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Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, June 25, 2013
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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6/25/13
The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0835
APPLICANT:	PATEL, ABDUL
PARCEL NO.:	3755 018
PARCEL ADDRESS:	1110 1114 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$671,888.00
APPLICANT'S OPINION:	\$413,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-1976
APPLICANT: FIORUCCI REVOCABLE TRUST
PARCEL NO.: 0116 018
PARCEL ADDRESS: 0550 GREEN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,836,040.00
APPLICANT'S OPINION: \$849,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDREWN

4) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3971
APPLICANT: MURPHY SAN FRANCISCO LP
PARCEL NO.: 0301 002
PARCEL ADDRESS: 0737 HYDE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,428,051.00
APPLICANT'S OPINION: \$3,401,395.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3973
APPLICANT: MURPHY SAN FRANCISCO LP
PARCEL NO.: 0284 023
PARCEL ADDRESS: 0721 BUSH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,092,553.00
APPLICANT'S OPINION: \$2,002,430.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4077
APPLICANT: PATEL, RASHID
PARCEL NO.: 3755 018
PARCEL ADDRESS: 1110 1114 HARRISON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$676,946.00
APPLICANT'S OPINION: \$300,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4231
APPLICANT: FIORUCCI REVOCABLE TRUST
PARCEL NO.: 0116 018
PARCEL ADDRESS: 0550 GREEN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,857,388.00
APPLICANT'S OPINION: \$849,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4240
APPLICANT: IJLN INVESTMENTS LLC
PARCEL NO.: 0453 013
PARCEL ADDRESS: 0959 0963 NORTH POINT ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,338,709.00
APPLICANT'S OPINION: \$638,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4520
APPLICANT: NOE VISTA, LLC
PARCEL NO.: 0828 012
PARCEL ADDRESS: 0660 OAK ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,066,662.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4538
APPLICANT: NOE VISTA, LLC
PARCEL NO.: 0828 021
PARCEL ADDRESS: 0546 0548 FILLMORE ST,
TOPIC:
CURRENT ASSESSMENT: \$1,066,662.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4939
APPLICANT: 144 KING STREET ASSOCIATES, LLC
PARCEL NO.: 3794 024
PARCEL ADDRESS: 1440 KING ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,666,652.00
APPLICANT'S OPINION: \$3,400,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4940
APPLICANT: 1277 MISSION STREET ASSOCIATES
PARCEL NO.: 3728 103
PARCEL ADDRESS: 1277 1281 MISSION ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,017,275.00
APPLICANT'S OPINION: \$825,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5018
APPLICANT: LANYADOO, NISSIM
PARCEL NO.: 0270 001
PARCEL ADDRESS: 0353 0359 KEARNY ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$3,800,000.00
APPLICANT'S OPINION: \$3,100,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR
STATUS: WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION: 2012-1002
APPLICANT: FIORUCCI REVOCABLE TRUST
PARCEL NO.: 0116 018
PARCEL ADDRESS: 0550 GREEN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,914,532.00
APPLICANT'S OPINION: \$1,000,086.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION: 2012-1147
APPLICANT: LANYADOO, NISSIM
PARCEL NO.: 0270 001
PARCEL ADDRESS: 0353 0359 KEARNY ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,973,846.00
APPLICANT'S OPINION: \$3,100,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION: 2012-1390
APPLICANT: 144 KING STREET ASSOCIATES, LLC
PARCEL NO.: 3794 024
PARCEL ADDRESS: 1440 KING ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,799,984.00
APPLICANT'S OPINION: \$3,400,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, June 25, 2013, at 1:34 p.m.

Present: Diane Robinson, Joseph Tham and Mark Watts

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

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6/25/13

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-0835	Abdul Patel	Denied; No-Show
2011-4077	Rashid Patel	Denied; No-Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action under this date on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2010-1976	Fiorucci Revocable Trust	Withdrawn
2011-3971	Murphy San Francisco LP	Withdrawn
2011-3973	Murphy San Francisco LP	Withdrawn
2011-4231	Fiorucci Revocable Trust	Withdrawn
2011-4240	IJLN Investments LLC	Withdrawn
2011-4520	Noe Vista LLC	Withdrawn
2011-4538	Noe Vista LLC	Withdrawn
2011-4939	144 King Street Associates LLC	Withdrawn
2011-4940	1277 Mission Street Associates	Withdrawn
2011-5018	Nissim Lanhyadoo	Withdrawn
2012-1002	Fiorucci Revocable Trust	Withdrawn
2012-1147	Nissim Lanhyadoo	Withdrawn
2012-1390	144 King Street Associates LLC	Withdrawn

There being no further business, the Board, at the hour of 1:45 p.m. recessed to reconvene on Wednesday, June 26, 2013, at 9:30 a.m.



Dawn Duran
Administrator acting as Clerk

Approved by the Board July 9, 2013

Angela Calvillo
Clerk of the Board

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, June 26, 2013
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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6/26/13
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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2832
APPLICANT:	MARRIOTT INTERNATIONAL, INC.
PARCEL NO.:	3736 035
PARCEL ADDRESS:	2990 2ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,441,555.00
APPLICANT'S OPINION:	\$3,186,560.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board

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JUN 19 2013

3) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6361
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 027
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$47,700,000.00
APPLICANT'S OPINION: \$37,100,000.00
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6362
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 027
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$47,700,000.00
APPLICANT'S OPINION: \$41,340,000.00
TAXABLE YEAR: 2007
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6363
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 027
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$48,654,000.00
APPLICANT'S OPINION: \$42,400,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: ROLL CORRECTION

6) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6364
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 027
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$49,627,080.00
APPLICANT'S OPINION: \$43,460,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ROLL CORRECTION

7) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6365
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 029
PARCEL ADDRESS: 0299 2ND ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$39,000,000.00
APPLICANT'S OPINION: \$30,333,333.00
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6366
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 029
PARCEL ADDRESS: 0299 2ND ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$39,000,000.00
APPLICANT'S OPINION: \$33,800,000.00
TAXABLE YEAR: 2007
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6367
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 029
PARCEL ADDRESS: 0299 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$39,780,000.00
APPLICANT'S OPINION: \$34,666,667.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: ROLL CORRECTION

10) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6368
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 029
PARCEL ADDRESS: 0299 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$40,575,600.00
APPLICANT'S OPINION: \$35,533,333.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ROLL CORRECTION

11) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6369
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 035
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$3,300,000.00
APPLICANT'S OPINION: \$2,566,667.00
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6370
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 035
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$3,300,000.00
APPLICANT'S OPINION: \$2,860,000.00
TAXABLE YEAR: 2007
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6371
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 035
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,366,000.00
APPLICANT'S OPINION: \$2,933,333.00
TAXABLE YEAR: 2008
APPEAL TYPE: Real Property
ROLL TYPE: ROLL CORRECTION

14) Hearing, discussion, and possible action involving:

APPLICATION: 2009-6372
APPLICANT: MARRIOTT INTERNATIONAL, INC.
PARCEL NO.: 3736 035
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,433,320.00
APPLICANT'S OPINION: \$3,006,667.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ROLL CORRECTION

15) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3131
APPLICANT: MARRIOTT INTERNATIONAL
PARCEL NO.: 3736 027
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$49,509,463.00
APPLICANT'S OPINION: \$19,803,785.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3134
APPLICANT: MARRIOTT INTERNATIONAL
PARCEL NO.: 3736 029
PARCEL ADDRESS: 0299 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$40,479,435.00
APPLICANT'S OPINION: \$16,191,774.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3136
APPLICANT: MARRIOTT INTERNATIONAL
PARCEL NO.: 3736 035
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,425,182.00
APPLICANT'S OPINION: \$3,706,141.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3804
APPLICANT: MARRIOTT INTERNATIONAL
PARCEL NO.: 3736 027
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$49,882,268.00
APPLICANT'S OPINION: \$27,427,501.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3805
APPLICANT: MARRIOTT INTERNATIONAL
PARCEL NO.: 3736 029
PARCEL ADDRESS: 0299 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$40,784,244.00
APPLICANT'S OPINION: \$22,424,999.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION: 2011-3806
APPLICANT: MARRIOTT INTERNATIONAL
PARCEL NO.: 3736 035
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,450,973.00
APPLICANT'S OPINION: \$1,897,500.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3145
APPLICANT: MARRIOTT INTERNATIONAL
PARCEL NO.: 3736 027
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$50,879,912.00
APPLICANT'S OPINION: \$41,004,988.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3147
APPLICANT: MARRIOTT INTERNATIONAL
PARCEL NO.: 3736 029
PARCEL ADDRESS: 0299 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$41,599,927.00
APPLICANT'S OPINION: \$33,526,091.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3149
APPLICANT: MARRIOTT INTERNATIONAL
PARCEL NO.: 3736 035
PARCEL ADDRESS: 2990 2ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,519,991.00
APPLICANT'S OPINION: \$2,836,821.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, June 26, 2013, at 10:06 a.m.

Present: Jeff Morris, Joseph Tham and Diane Robinson

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll present, the Board took certain action, as specified under this date, on the original of the respective applications:

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<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-6364	Marriott International, Inc.	Continued to 1:30 PM
2009-6368	Marriott International, Inc.	Continued to 1:30 PM
2009-6372	Marriott International, Inc.	Continued to 1:30 PM
2010-3131	Marriott International	Continued to 1:30 PM
2010-3134	Marriott International	Continued to 1:30 PM
2010-3136	Marriott International	Continued to 1:30 PM
2011-3804	Marriott International	Continued to 1:30 PM
2011-3805	Marriott International	Continued to 1:30 PM
2011-3806	Marriott International	Continued to 1:30 PM
2012-3145	Marriott International	Continued to 1:30 PM
2012-3147	Marriott International	Continued to 1:30 PM
2012-3149	Marriott International	Continued to 1:30 PM

RECESS

The Board, at the hour of 10:22 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:35 p.m.

Present: Jeff Morris, Joseph Tham and Diane Robinson

Quorum present

Chairperson: Jeff Morris, Presiding

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The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll present, the Board heard testimony and evidence from both parties regarding the below listed applications. The Board then took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-6364	Marriott International, Inc.	Verbal Stipulation Approved
2009-6368	Marriott International, Inc.	Verbal Stipulation Approved
2009-6372	Marriott International, Inc.	Verbal Stipulation Approved
2010-3131	Marriott International	Verbal Stipulation Approved
2010-3134	Marriott International	Verbal Stipulation Approved
2010-3136	Marriott International	Verbal Stipulation Approved
2011-3804	Marriott International	Verbal Stipulation Approved
2011-3805	Marriott International	Verbal Stipulation Approved
2011-3806	Marriott International	Verbal Stipulation Approved
2012-3145	Marriott International	Withdrawn at Hearing
2012-3147	Marriott International	Withdrawn at Hearing
2012-3149	Marriott International	Withdrawn at Hearing

For the following listed applications by the same applicant, the Board took no action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2009-2832	Marriott International, Inc.	Withdrawn Prior to Hearing
2009-2832	Marriott International, Inc.	Withdrawn Prior tot Hearing
2009-2832	Marriott International, Inc.	Withdrawn Prior to Hearing
2009-2832	Marriott International, Inc.	Withdrawn Prior tot Hearing
2009-2832	Marriott International, Inc.	Withdrawn Prior to Hearing
2009-2832	Marriott International, Inc.	Withdrawn Prior tot Hearing
2009-2832	Marriott International, Inc.	Withdrawn Prior to Hearing
2009-2832	Marriott International, Inc.	Withdrawn Prior tot Hearing

There being no further business, the Board, at the hour of 3:02 p.m., recessed to reconvene on Friday, June 28, 2013, at 9:30 a.m.



Dawn Duran
Administrator Acting as Clerk

Approved by the Board July 2, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Thursday, June 27, 2013

1:30 PM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5730
APPLICANT:	SST INVESTMENTS LLC
PARCEL NO.:	3612 063
PARCEL ADDRESS:	0757 0767 TREAT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,081,195.00
APPLICANT'S OPINION:	\$1,601,255.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

DATE POSTED
JUN 18 2013
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5761
APPLICANT: WONG, ANNE
PARCEL NO.: 2719B009
PARCEL ADDRESS: 0170 GRAYSTONE TER,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,050,113.00
APPLICANT'S OPINION: \$1,944,972.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5762
APPLICANT: WONG, ANNE
PARCEL NO.: 2719B009
PARCEL ADDRESS: 0170 GRAYSTONE TER,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,065,512.00
APPLICANT'S OPINION: \$1,934,972.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5859
APPLICANT: NGO, BRANDON
PARCEL NO.: 6508 044
PARCEL ADDRESS: 3953 24TH ST, C-2
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$400,000.00
APPLICANT'S OPINION: \$245,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5860
APPLICANT: NGO, BRANDON
PARCEL NO.: 6508 044
PARCEL ADDRESS: 3953 24TH ST, C-2
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$403,010.00
APPLICANT'S OPINION: \$245,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5876
APPLICANT: SKY PACIFIC HLDGS II LLC
PARCEL NO.: 3631 027
PARCEL ADDRESS: 0937 DOLORES ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$1,793,969.00
APPLICANT'S OPINION: \$896,700.00
TAXABLE YEAR: 2009
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: SUPPLEMENTAL
STATUS: POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5895
APPLICANT: SKY PACIFIC HLDGS II LLC
PARCEL NO.: 1236 006
PARCEL ADDRESS: 0121 BRODERICK ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,372,268.00
APPLICANT'S OPINION: \$1,325,268.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5896
APPLICANT: 690 STANYAN STREET, LLC
PARCEL NO.: 1228 005
PARCEL ADDRESS: 1878 HAIGHT ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$4,934,158.00
APPLICANT'S OPINION: \$1,500,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5897
APPLICANT: 690 STANYAN STREET, LLC
PARCEL NO.: 1228 005
PARCEL ADDRESS: 1878 HAIGHT ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,931,784.00
APPLICANT'S OPINION: \$1.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5898
APPLICANT: 690 STANYAN STREET, LLC
PARCEL NO.: 1228 005
PARCEL ADDRESS: 1878 HAIGHT ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,968,917.00
APPLICANT'S OPINION: \$1.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5899
APPLICANT: 690 STANYAN STREET, LLC
PARCEL NO.: 1228 006
PARCEL ADDRESS: 0690 STANYAN ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$2,737,440.00
APPLICANT'S OPINION: \$1,500,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5900
APPLICANT: 690 STANYAN STREET, LLC
PARCEL NO.: 1228 006
PARCEL ADDRESS: 0690 STANYAN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,735,858.00
APPLICANT'S OPINION: \$1.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION: 2011-5901
APPLICANT: 690 STANYAN STREET, LLC
PARCEL NO.: 1228 006
PARCEL ADDRESS: 0690 STANYAN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,756,458.00
APPLICANT'S OPINION: \$1.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3931
APPLICANT: 690 STANYAN STREET, LLC
PARCEL NO.: 1228 005
PARCEL ADDRESS: 1878 HAIGHT ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,068,293.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3932
APPLICANT: 690 STANYAN STREET, LLC
PARCEL NO.: 1228 006
PARCEL ADDRESS: 0690 STANYAN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,811,586.00
APPLICANT'S OPINION: \$1,200,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, June 28, 2013
9:30 AM

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- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2552
APPLICANT:	CONTAINER STORE
PARCEL NO.:	3705Z003
PARCEL ADDRESS:	0022 4TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$50,667,347.00
APPLICANT'S OPINION:	\$25,304,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-2553
APPLICANT: CONTAINER STORE
PARCEL NO.: 3705Z004
PARCEL ADDRESS: 0000V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,635,477.00
APPLICANT'S OPINION: \$4,317,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION: 2010-3187
APPLICANT: FEDERAL DEPOSIT INSURANCE CORP.
PARCEL NO.: 3708 097
PARCEL ADDRESS: 0025 JESSIE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$44,004,380.00
APPLICANT'S OPINION: \$19,500,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4439
APPLICANT: FEDERAL DEPOSIT INSURANCE CORP.
PARCEL NO.: 3708 097
PARCEL ADDRESS: 0025 JESSIE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$44,335,732.00
APPLICANT'S OPINION: \$19,910,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4492
APPLICANT: STATE COMPENSATION INSURANCE FUND
PARCEL NO.: 3701 065
PARCEL ADDRESS: 1275 MARKET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$61,172,889.00
APPLICANT'S OPINION: \$30,586,445.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4610
APPLICANT: CONTAINER STORE
PARCEL NO.: 3705Z003
PARCEL ADDRESS: 0022 4TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$51,048,870.00
APPLICANT'S OPINION: \$25,200,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4611
APPLICANT: CONTAINER STORE
PARCEL NO.: 3705Z004
PARCEL ADDRESS: 0000V,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,700,502.00
APPLICANT'S OPINION: \$4,400,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION: 2011-4990
APPLICANT: MISSION & STEUART HOTEL PARTNERS dba HOTEL VITALE
PARCEL NO.: 2011980012
PARCEL ADDRESS:
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$62,015,896.00
APPLICANT'S OPINION: \$33,797,956.00
TAXABLE YEAR: 2011
APPEAL TYPE: Possessory Interest
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2346
APPLICANT: FEDERAL DEPOSIT INSURANCE CORPORATION
PARCEL NO.: 3708 097
PARCEL ADDRESS: 0025 JESSIE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$45,222,446.00
APPLICANT'S OPINION: \$22,000,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

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